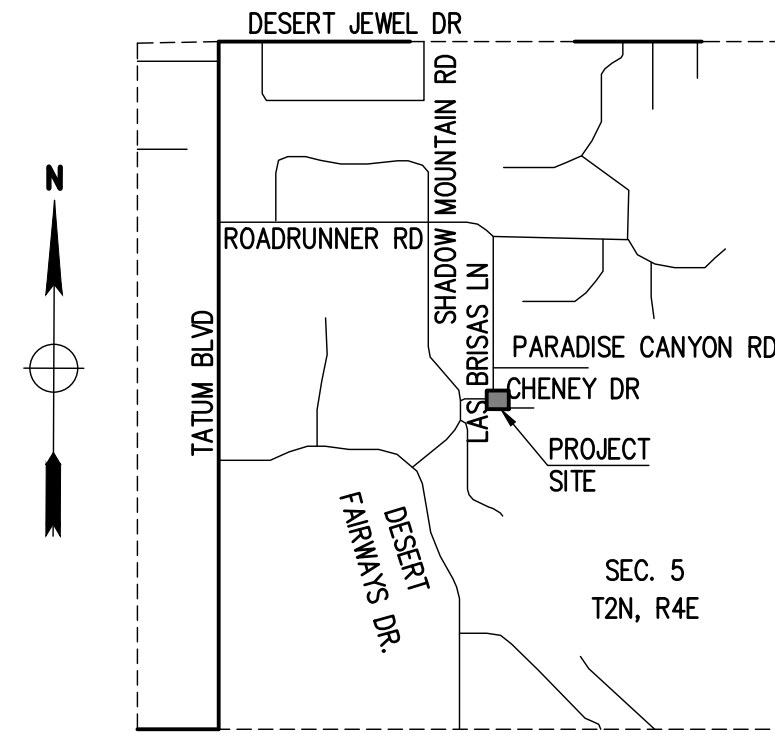


TOWN OF PARADISE VALLEY IMPROVEMENT PLANS FOR "CHENEY DR AND LAS BRISAS INTERSECTION" STREET GRADE ADJUSTMENT PROJECT NO: 2025-_____



VICINITY MAP NTS
SE 1/4 OF SECTION 5, T.2N, R.4E



OWNER
CONTACT: SAM KAYAT, P.E.
TOWN OF PARADISE VALLEY
6401 E LINCOLN DR
PARADISE VALLEY, AZ 85253
PH: 480-348-3541
EMAIL: SKAYAT@PARADISEVALLEY.GOV

PROJECT MANAGER
LAND DEVELOPMENT GROUP, LLC
8808 N CENTRAL AVE, SUITE 288
PHOENIX, AZ 85020
CONTACT: NICK PRODANOV, PE
P: 602-889-1984
EMAIL: NICK@LDGENG.COM

ENGINEER
LAND DEVELOPMENT GROUP, LLC
8808 N CENTRAL AVE, SUITE 288
PHOENIX, AZ 85020
CONTACT: NICK PRODANOV, PE
P: 602-889-1984
EMAIL: NICK@LDGENG.COM

APPROVALS

TOWN ENGINEER _____ DATE _____

RECORD DRAWING CERTIFICATION
I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN
HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE
CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER/ LAND SURVEYOR _____ DATE _____

REGISTRATION NUMBER _____

MAYOR
MARK STANTON

VICE MAYOR
ELLEN ANDEEN-KELLER

TOWN COUNCIL
CHRISTIE LABELLE
KAREN LIEPMANN
SCOTT MOORE
JULIE PACE
ANNA THOMASSON

TOWN ENGINEER
SHAR JOHNSON, P.E.

BENCHMARK

BRASS CAP IN HAND HOLE AT THE N1/4 CORNER OF SECTION 5, T2N, R4E
HAVING AN ELEVATION OF 1397.43 NAVD 88 DATUM, GDACS# 24502-1M

BASIS OF BEARINGS

THE MONUMENT LINE OF N LAS BRISAS LN, THE BEARING OF WHICH IS N00°00'10"E.

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UTILITY & AGENCY CONTACT LIST			
APS	ELECTRIC	RONNIE GANDARA	602-320-7069
BERNEIL WATER CO	WATER	BRAD FOLKMAN	480-966-5804
CITY OF SCOTTSDALE	WATER, SEWER, STORM DRAIN	JULIA CAMPO	480-312-5215
COX	CATV, FIBER OPTICS	JONATHAN MUTCH	480-243-0042
CROWN CASTLE	COMMUNICATIONS, FIBER OPTICS	TODD GILLAM	602-799-0818
CENTURYLINK-LUMEN	COAXIAL, FIBER OPTICS	KEVIN WAGNER, TERRATECH	480-768-4574
SOUTHWEST GAS	GAS	ANDREW SAKS	480-387-9755
ZAYO	COMMUNICATIONS	ALANNA BRUCE JAMES THACKER	713-485-8066

REVISIONS:	DATE:	SCALE: N.T.S.	DATE: 11/05/25
		DESIGNED BY: NP	JOB: 2308267
		DRAWN BY: ZA	VERSION: 1.1
		CHECKED BY: JJ	PLOT DATE: 11/05/25

**PAVING PLAN
COVER SHEET**

**CHENEY DR AND LAS
BRISAS INTERSECTION
PARADISE VALLEY, AZ 85253**

P. 602.889.1984 | F. 602.445.9492
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX @ LDGENG.COM

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO. 41005
NICKOLA J. PRODANOV
PE 0000011208
ARIZONA U.S.A.

PV-1
1 OF 9



**GENERAL NOTES (PARADISE VALLEY)
FOR PUBLIC WORKS CONSTRUCTION**

- ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION.
- THE TOWN ONLY APPROVES THE SCOPE, NOT THE DETAIL, OF ENGINEERING DESIGNS; THEREFORE, IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE TOWN.
- THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF AN ENCRoACHMENT PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS, THE PLANS MUST BE RESUBMITTED TO THE TOWN FOR REAPPROVAL.
- A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE TOWN OF PARADISE VALLEY RIGHTS-OF-WAY AND IN EASEMENTS. NOTIFY INSPECTION SERVICES 24 HOURS PRIOR TO BEGINNING CONSTRUCTION BY CALLING 480-312-5750.
- WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 602-263-1100, TWO WORKING DAYS BEFORE EXCAVATION BEGINS. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES IS IDENTIFIED FOR THE PROJECT. CALL "COLLECT" IF NECESSARY.
- ENCROACHMENT PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. AN ENCROACHMENT PERMIT WILL BE ISSUED BY THE CITY ONLY AFTER THE REGISTRANT HAS PAID A BASE FEE PLUS A FEE FOR INSPECTION SERVICES. COPIES OF ALL PERMITS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.
- ALL EXCAVATION AND GRADING THAT IS NOT IN THE PUBLIC RIGHTS-OF-WAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO CHAPTER 70, EXCAVATION AND GRADING, OF THE LATEST EDITION OF THE UNIFORM BUILDING CODE PREPARED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE CITY FOR A FEE ESTABLISHED BY THE UNIFORM BUILDING CODE.
- EXCAVATIONS SHALL COMPLY WITH REQUIREMENTS OF OSHA EXCAVATION STANDARDS (29 CFR, PART 1926, SUBPART P). UNDER NO CIRCUMSTANCES WILL THE CONTRACTORS BE ALLOWED TO WORK IN A TRENCH LOCATED WITHIN THE TOWN'S RIGHT-OF-WAY WITHOUT PROPER SHORING OR EXCAVATION METHODS.

TOWN OF PARADISE VALLEY PAVING NOTES

- CONSTRUCTION WITHIN THE TOWN'S RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD SPECIFICATIONS AND DETAILS.
- COMPACTORS SHALL COMPLY WITH M.A.G. SECTION 601.
- OBSTRUCTIONS TO PROPOSED IMPROVEMENTS IN THE RIGHT-OF-WAY SHALL BE REMOVED OR RELOCATED BEFORE BEGINNING CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
- PAVEMENT REPLACEMENT THICKNESS AND TYPE ARE TO BE PER M.A.G. SECTION 336. (1/2" COP LOW VOLUME MIX - 3" AC ON 6" AB MINIMUM REQUIRED OR MATCH EXISTING, WHICHEVER IS GREATER, CRACK SEAL JOINTS.
CURB AND GUTTER REPLACEMENT SHALL BE A MINIMUM OF ONE (1) FULL SECTION, PER M.A.G. STANDARD DETAIL 220. SIDEWALK REPLACEMENT SHALL BE A MINIMUM OF ONE (1) FULL PANEL PER M.A.G. STANDARD DETAIL 230.
- CONCRETE SIDEWALKS SHALL BE DAVIS SAN DIEGO BUFF COLOR OR APPROVED EQUAL. VERIFY WITH TOWN INSPECTOR FOR REQUIRED COLOR OF CONCRETE PRIOR TO COMMENCEMENT OF THE WORK.
- WATER VALVES AND SEWER MANHOLES SHALL HAVE A BLACK CONCRETE COLLAR.
- TREES AND SHRUBBERY IN THE RIGHT-OF-WAY THAT CONFLICT WITH PROPOSED IMPROVEMENTS SHALL NOT BE REMOVED WITHOUT APPROVAL OF THE TOWN.

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CONTRACT SPECIFICATIONS; PLANS; MAG STANDARD SPECIFICATIONS AND DETAILS; IN THAT ORDER OF PRECEDENCE, AT THE TIME OF CONSTRUCTION BID.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE MARICOPA ASSOCIATION OF GOVERNMENTS' (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION.
- THE PLANS FOR THIS PROJECT HAVE BEEN REVIEWED FOR COMPLIANCE WITH TOWN REQUIREMENTS PRIOR TO ISSUANCE OF PERMITS. AN APPROVED SET OF PLANS AS WELL AS ALL PERMITS ISSUED MUST BE AVAILABLE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION. THE DESIGN IS APPROVED BY THE TOWN IN SCOPE BUT NOT IN DETAIL. APPROVAL OF THESE PLANS IS FOR PERMIT PURPOSES ONLY, HOWEVER, SUCH REVIEW SHALL NOT PREVENT THE TOWN FROM REQUIRING CORRECTION OF ERRORS OR OMISSIONS IN PLANS FOUND TO BE IN VIOLATION OF ANY LAW OR ORDINANCE. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY THE TOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS NECESSARY FOR SALVAGE OR DISPOSAL OF PROTECTED NATIVE PLANTS, AS SHOWN ON THE LANDSCAPE PLANS, TREES AND SHRUBBERY IN THE RIGHT-OF-WAY THAT CONFLICT WITH PROPOSED IMPROVEMENTS SHALL BE REMOVED AS INDICATED ON THE LANDSCAPE PLANS.
- PER THE MARICOPA COUNTY AIR POLLUTION CONTROL RULES AND REGULATIONS ON EARTH MOVING EQUIPMENT PERMITS, NO PERSON SHALL CAUSE OR PERMIT THE USE OF ANY POWER OF MECHANICAL EQUIPMENT FOR COMMERCIAL PURPOSES TO CLEAR, EXCAVATE OR LEVEL LAND, INCLUDING BUT NOT LIMITED TO DEMOLITION, ROAD AND STREET CONSTRUCTION, TRENCHING, VEGETATION REMOVAL, OR ENGAGE IN ANY OTHER EARTH MOVING ACTIVITIES WITHOUT FIRST OBTAINING A PERMIT FROM THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT. THE CONTRACTOR WILL BE RESPONSIBLE FOR ACQUIRING THE PERMIT.
- CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS AS REQUIRED BY THE TOWN OF PARADISE VALLEY, AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS, INCLUDING NOTICE OF INTENT (NOI), NOTICE OF TERMINATION, AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP). A COPY OF THE NOI AND SWPPP SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES.
- THE CONTRACTOR SHALL OBTAIN A FIRE HYDRANT METER FOR CONSTRUCTION FROM BERNEIL WATER. CONTACT PHOENIX WATER SERVICES TO SCHEDULE ANY RELOCATION OF HYDRANT METERS. CONTRACTORS SHALL NOT RELOCATE HYDRANT METERS.
- CONTRACTOR MUST PROVIDE TO THE TOWN THE LOCATION FOR WASTE MATERIAL AND A LETTER FROM OWNER GIVING PERMISSION FOR DUMPING PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN (TCP) PER THE PHOENIX TRAFFIC BARRICADE MANUAL. BARRICADES MUST BE CONTINUALLY MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT IN RIGHT-OF-WAY, PUBLIC UTILITY EASEMENT, OR WHEN REQUIRED BY THE TOWN ENGINEER.
 - IF ANY PART OF THE TOP FALLS WITHIN 300' OF A SIGNALIZED INTERSECTION, AN OFF-DUTY OFFICER WILL BE REQUIRED FOR TRAFFIC CONTROL. POLICE OFFICERS CAN BE RESERVED BY SUBMITTING A REQUEST THROUGH OFF DUTY MANAGEMENT'S WEBSITE [HTTPS://ODOM.OFFICERTRAK.COM/PARADISE-VALLEY-PD-AZ](https://odom.officetrak.com/paradise-valley-pd-az) OR CALL OFF DUTY MANAGEMENT 24/7 @ (480) 378-1070.
 - A TCP SHALL BE SUBMITTED TO THE ENGINEERING DIVISION AND ACCEPTED A MINIMUM OF THREE WORKING DAYS; 72-HOURS PRIOR TO CONSTRUCTION. AN ACCEPTED TCP WILL BE STAMPED AND A COPY RETURNED TO THE CONTRACTOR. A COPY OF THE ACCEPTED PLAN MUST REMAIN ON THE JOB SITE AT ALL TIMES.
- ALL TRAFFIC SIGN POSTS SHALL BE FOREST GREEN.
- ALL PEDESTRIAN RAMPS SHALL BE FURNISHED WITH DETECTABLE WARNING DOMES IN TERRACOTTA COLOR.

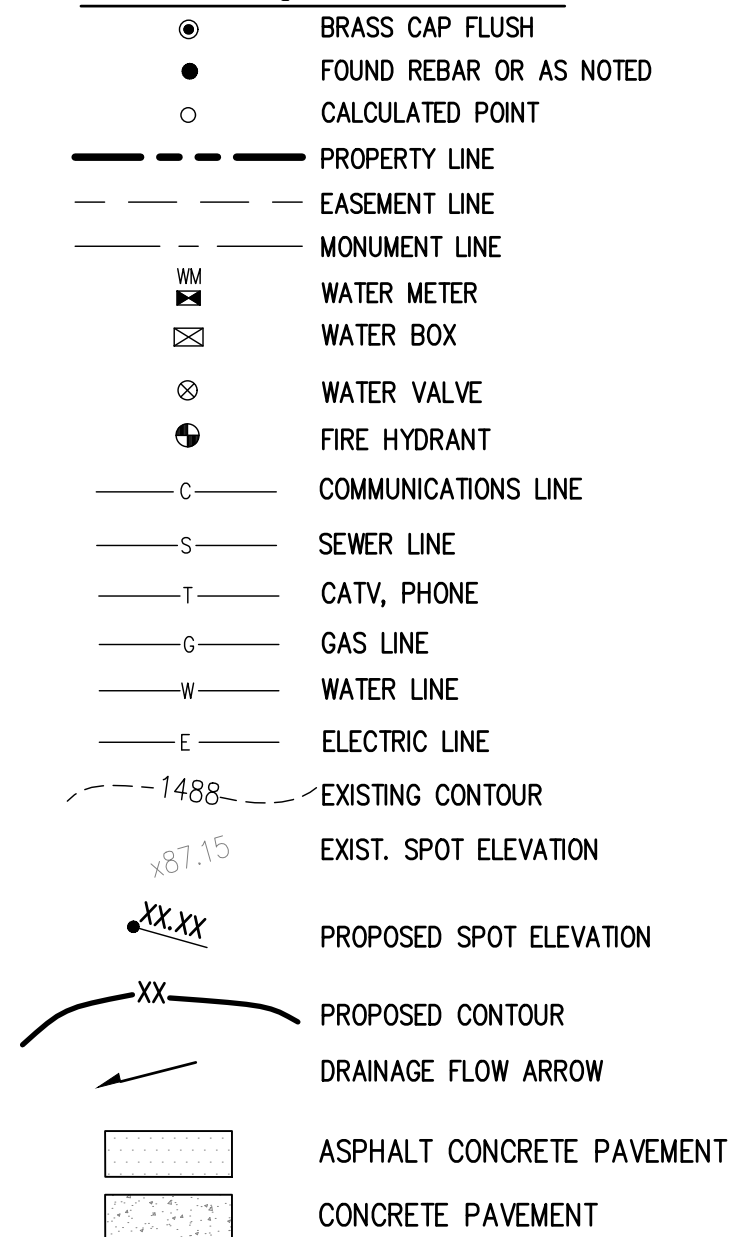
PAVING GENERAL NOTES

- THE TOWN OF PARADISE VALLEY ENGINEERING DIVISION SHALL BE NOTIFIED 24-HOURS PRIOR TO ANY CONSTRUCTION WORK BY TELEPHONE AT (480) 348-3695. ANY WORK CONCEALED WITHOUT INSPECTION SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- WITHIN A PHASE OF THE WORK:
 - OBSTRUCTIONS TO PROPOSED IMPROVEMENTS IN THE RIGHT-OF-WAY SHALL BE REMOVED OR RELOCATED BEFORE BEGINNING CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
 - CONSTRUCTION OF SURFACE IMPROVEMENTS SHALL NOT BEGIN UNTIL CONFLICTING UNDERGROUND UTILITY CONSTRUCTION IS COMPLETED AND SERVICE CONNECTIONS TO ALL LOTS WITHIN THE PHASE OF WORK HAVE BEEN ADEQUATELY RELOCATED.
 - IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY THE PRESENCE AND LOCATION OF ALL EXISTING OVERHEAD AND/OR UNDERGROUND UTILITIES THAT MAY INTERFERE WITH THIS CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THE CONSTRUCTION PLANS FOR THIS PROJECT AND TO ADEQUATELY PROTECT AND MAINTAIN ANY SUCH UTILITIES.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE FOR THE RELOCATION AND RELOCATION COSTS OF ALL UTILITIES, AND SUBMIT A UTILITY RELOCATION SCHEDULE PRIOR TO THE ISSUANCE OF NTP.
 - RELOCATION OF WATER METERS SHALL BE DONE BY CITY OF PHOENIX OR BERNEIL WATER AFTER PAYMENT OF PREVAILING FEES BY THE CONTRACTOR.
 - RELOCATION OF CITY OF PHOENIX OR BERNEIL WATER FIRE HYDRANTS REQUIRES A SEPARATE PERMIT.
 - THE PROCEDURES AND METHODS USED TO SAMPLE, TEST MATERIALS, AND REPORT TEST RESULTS WILL BE DETERMINED BY THE ENGINEERING DIVISION. FOR ALL PHASES OF CONSTRUCTION, THE TYPE, SCHEDULING, FREQUENCY AND LOCATION OF ALL MATERIALS TESTING AND SAMPLING SHALL BE DETERMINED BY THE ENGINEERING DIVISION. ALL TEST RESULTS SHALL BE REPORTED DIRECTLY (IN WRITING) TO THE ENGINEERING DIVISION. FOR EACH PHASE OF CONSTRUCTION, TEST RESULTS (IN WRITING) MUST BE RECEIVED FROM THE TESTING LABORATORY, PRIOR TO START OF THE NEXT PHASE OF CONSTRUCTION.
 - THE CONTRACTOR SHALL CONTACT BLUE STAKE (602) 263-1100 PRIOR TO CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN CURRENT BLUE STAKE MARKINGS THROUGHOUT CONSTRUCTION.
 - EXISTING OR NEWLY DAMAGED AND/OR DISPLACED CONCRETE CURB, GUTTER, SIDEWALK, OR DRIVEWAY SLAB THAT IS WITHIN THE RIGHT-OF-WAY SHALL BE REPAIRED OR REPLACED, AS NOTED BY TOWN INSPECTORS, BEFORE FINAL ACCEPTANCE OF THE WORK.
 - ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND. DURING CONSTRUCTION OPERATIONS, HEAVY EQUIPMENT MAY CROSS EXISTING OR PROPOSED PIPE. IN THIS CASE, AN EARTH FILL SHOULD BE CONSTRUCTED TO AT LEAST THREE-FEET ABOVE PIPE. THE FILL MUST BE SUFFICIENT TO PREVENT THE LATERAL DISPLACEMENT OF THE PIPE.
 - THE ACTUAL POINT OF PAVEMENT MATCHING, TERMINATION AND/OR OVERLAY SHALL BE DETERMINED IN THE FIELD BY THE TOWN OF PARADISE VALLEY ENGINEERING DIVISION INSPECTOR.
 - IN ALL AREAS WHERE NEW CONSTRUCTION OF CURB, GUTTER, SIDEWALKS, AND DRIVEWAYS IS REQUIRED, AND THE TESTING LABORATORY DETERMINES THE EXISTING GRADE TO CONSIST OF SOILS WITH SWELLING CHARACTERISTICS, THE MOISTURE CONTENT SHALL BE BROUGHT AS CLOSE AS POSSIBLE TO OPTIMUM REQUIRED FOR COMPACTION BY THE ADDITION OF WATER, BLENDING OF DRY SUITABLE MATERIAL OR BY DRYING OF EXISTING MATERIAL. THE MATERIAL SHALL THEN BE COMPACTED TO MEET MAG STANDARD SPECIFICATIONS.
 - ALL FRAMES, COVERS, VALVE BOXES, AND MANHOLE COVERS SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO COMPLETION OF PAVING OR RELATED CONSTRUCTION.
 - UNLESS OTHERWISE NOTED, PIPE TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH MAG SPECIFICATIONS.
 - ALL EXISTING DRIVEWAYS SHALL BE GRADED TO MATCH THE NEW WORK IN ACCORDANCE WITH COP STD. DETAIL P-1164, UNLESS OTHERWISE SPECIFIED. EXISTING SURFACING SHALL BE REMOVED AND REPLACED IN KIND AS NECESSARY.
 - ALL RAMPS MUST MEET 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
 - THIS PROJECT'S WORK HOURS ARE GOVERNED BY TOWN CODE SECTION 10-7-5 AS FOLLOWS:
 - WORK INVOLVING FILE DRIVERS, POWER SHOVELS, DRILLS OR AUGERS, LOADERS, PNEUMATIC OR HYDRAULIC HAMMERS, OR BULLDOZERS IS ALLOWED BETWEEN SUNRISE AND SUNSET ON MONDAY THROUGH FRIDAY, EXCEPT DESIGNATED LEGAL HOLIDAYS.
 - WORK INVOLVING THE MAINTENANCE OR SERVICING OF CONSTRUCTION VEHICLES OR EQUIPMENT OR DELIVERY OF CONSTRUCTION EQUIPMENT OR MATERIALS TO THE SITE AND WORK INVOLVING ANY DEVICE WHICH CREATES A NOISE LEVEL EXCEEDING 45 DB(A) IS ALLOWED BETWEEN SUNRISE AND SUNSET MONDAY THROUGH SATURDAY, AND AT ALL TIMES ON SUNDAYS AND DESIGNATED LEGAL HOLIDAYS.

ENGINEER'S NOTES

- MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION INCLUDING LATEST REVISION AND CURRENT SUPPLEMENTALS THEREOF PER THE LOCAL TOWN OR CITY) ARE INCORPORATED INTO THIS PLAN IN THEIR ENTIRETY.
- ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTALS THEREOF PER THE LOCAL CITY OR TOWN UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTALS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED. REGULATION II RULE 20-3 OF THE MARICOPA COUNTY HEALTH DEPARTMENT, BUREAU OF AIR POLLUTION CONTROL SHALL BE OBSERVED AND ENFORCED.
- CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION METHODS, SEQUENCING, AND SAFETY CONCERNS ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION, UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THIS PLAN OR ELSEWHERE IN THE CONTRACT.
- CONTRACTOR IS TO COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
- THE QUANTITIES AND SITE CONDITIONS DEPICTED IN THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO ERROR AND OMISSION. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- A REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL CALL 48 HOURS IN ADVANCE FOR BLUE STAKE (1-800-STAKE-IT) PRIOR TO ANY EXCAVATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AND FEATURES PRIOR TO CONSTRUCTION.
- ALL PAVING, GRADING, EXCAVATION, TRENCHING, PIPE BEDDING, CUT FILL AND BACKFILL SHALL COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS.
- THE CONTRACTOR IS TO VERIFY THE LOCATION AND THE ELEVATIONS OF ALL EXISTING UTILITIES AT POINTS OF TIE-IN PRIOR TO COMMENCING ANY NEW CONSTRUCTION. SHOULD ANY LOCATION OR ELEVATION DIFFER FROM THAT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S AGENT.
- COORDINATION BETWEEN ALL PARTIES IS ESSENTIAL PART OF CONTRACT.
- CONTRACTOR IS RESPONSIBLE FOR PROJECT AND SITE CONDITIONS, AND TO WORK WITH WEATHER CONDITIONS AS THE PROJECT SITE MAY BE LOCATED IN A FLOOD PRONE AREA AND SUBJECT TO FLOODING AND ITS HAZARDS.
- CONTRACTOR TO PROVIDE TRAFFIC CONTROL AND BARRICADES PER TOWN OF PARADISE VALLEY CODES AND STANDARDS.
- TRENCH BED SHALL BE FREE OF ROCKS AND DEBRIS.
- ALL FRAMES, COVERS, VALVE BOXES & MANHOLE COVERS SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO COMPLETION OF PAVING OR RELATED CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE ALL UTILITY SHUT DOWNS OF THE EXISTING UTILITY SYSTEMS WITH OWNER AND ADJACENT TENANTS.
- NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
- THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE-IN AND MATCHING. PRIOR TO COMMENCEMENT OF GRADING, PAVING, CURB AND GUTTER, OR OTHER SURFACE CONSTRUCTION, SHOULD EXISTING LOCATIONS, ELEVATIONS, CONDITION, OR PAVEMENT CROSS-SLOPE DIFFER FROM THAT SHOWN ON THESE PLANS, RESULTING IN THE DESIGN INTENT REFLECTED ON THESE PLANS NOT ABLE TO BE CONSTRUCTED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AGENT IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.

LEGEND



ABBREVIATIONS

BSL	BUILDING SETBACK LINE
(C)	CALCULATED
EL, ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ES, EXIST	EASEMENT
G	EXISTING GUTTER, GAS
(M)	MEASURED
MCR	MARICOPA COUNTY RECORDER
P, PWMT	PAVEMENT
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
(R), REC.	RECORDED
R	RADIUS
R/W	RIGHT OF WAY
T	TANGENT, TELEPHONE
TC	TOP OF CURB
W	WEST, WATERLINE
WM	WATER METER

DATE:	11/05/25
JOB:	2308267
VERSION:	1.1
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SCALE:	N.T.S.
DESIGNED BY:	NP
DRAWN BY:	ZA
CHECKED BY:	JJ

REVISIONS:	
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**PAVING PLAN
COVER SHEET**

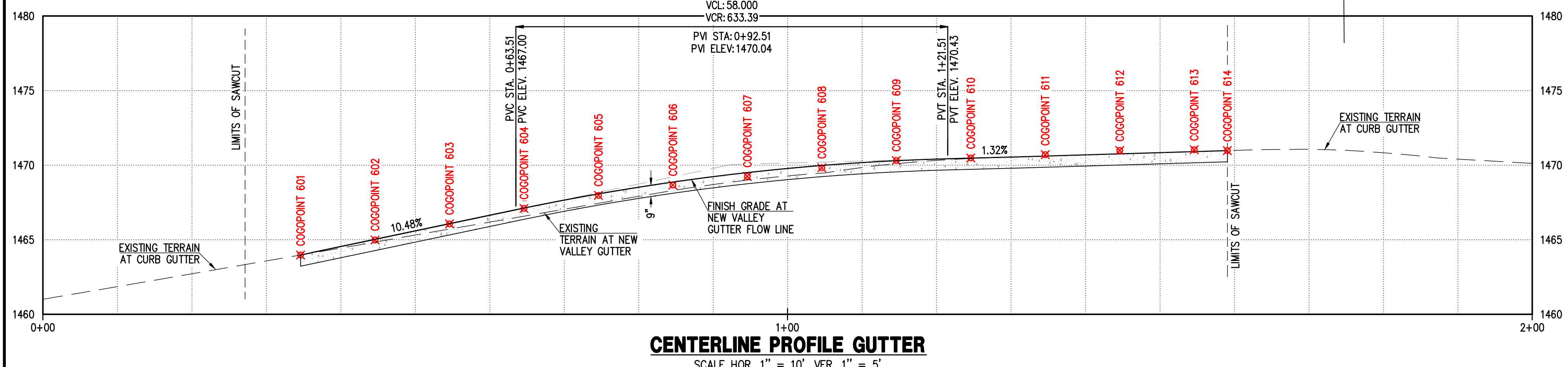
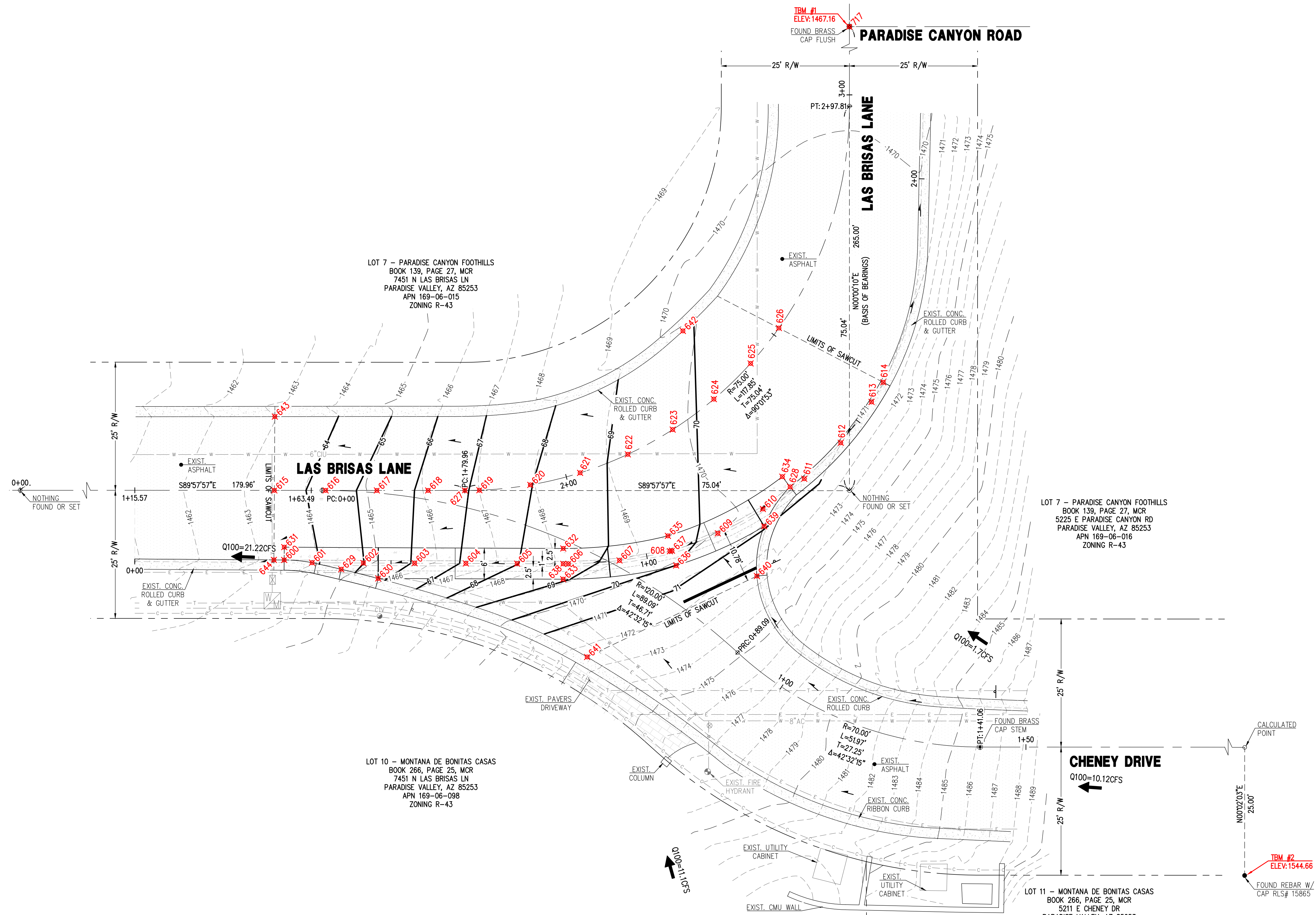
**CHENEY DR AND LAS
BRISAS INTERSECTION
PARADISE VALLEY, AZ 85253**

P. 602.889.1984 | F. 602.445.8492
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX @ LDENGC.COM

PV-2
2 OF 9

Contact Arizona 811 at least two full working days before you begin excavation

Call 811 or click Arizona811.com



CENTERLINE PROFILE GUTTER
SCALE HOR. 1" = 10', VER. 1" = 5'

REVISIONS:	DATE:	SCALE: 1"=10' OR AS NOTED	DESIGNED BY: NP	DATE: 11/05/25
			DRAWN BY: ZA	JOB: 2308267
			CHECKED BY: JI	VERSION: 1.1
				PLOT DATE: 11/05/25

CONSTRUCTION STAKING DIAGRAM

**CHENEY DR AND LAS BRISAS INTERSECTION
PARADISE VALLEY, AZ 85253**

P. 602 889 0984 | F. 602 445 9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX @ LDENG.COM

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO. 41006
J. PROĐANOV
SINCE 1988 U.S.A.
PHOENIX, AZ

PV-3
3 OF 9

Contact Arizona 811 at least two full working days before you begin excavation

Call 811 or click Arizona811.com

OFFSITE PAVING KEY-NOTES

- 1 SAWCUT A.C. PAVEMENT TO PROVIDE A CLEAN STRAIGHT EDGE.
- 2 SAWCUT & REMOVE A.C. PAVEMENT.
- 3 CONSTRUCT 2' WIDE RIBBON CURB PER MAG STD DET. 220-1, TYPE B. SEE DETAIL ON SHEET PV-7.
- 4 CONSTRUCT 2' WIDE ROLLED CURB PER MAG STD DET. 220-1, TYPE C. SEE DETAIL ON SHEET PV-3.
- 5 CONSTRUCT 5' CURB TRANSITION TO ROLL CURB.
- 6 CONSTRUCT 3" A.C. PAVEMENT (1/2" COP LOW VOLUME AC MIX) OVER 6" A.B.C. OR MATCH EXISTING STREET SECTION, WHICHEVER IS GREATER PER MAG STANDARD SPECIFICATIONS.
- 7 MATCH EXISTING PAVEMENT GRADE.
- 8 CONSTRUCT 6" WIDE CONCRETE VALLEY GUTTER PER MAG STD DET. 240. SEE DETAIL ON SHEET PV-7.
- 9 PROTECT IN PLACE.
- 10 PROTECT UTILITIES IN PLACE.
- 11 INSTALL 12" WIDE SOLID WHITE STOP BAR PAVEMENT MARKING & STOP SIGN PER CITY OF SCOTTSDALE STD DET. 2135, EXISTING STREET NAME SIGN TO BE RELOCATED TO NEW STOP SIGN ASSEMBLY.
- 12 SAWCUT & REMOVE EXISTING ROLLED CURB & GUTTER.
- 13 INSTALL W3-1 'STOP AHEAD' SIGN PER ADOT STANDARDS.

ESTIMATED OFFSITE QUANTITIES

DESCRIPTION	QUANTITY
SAWCUT AND REMOVE AC PAVEMENT.....	406 S.Y.
SAWCUT AND REMOVE ROLLED CURB.....	131 L.F.
2' WIDE CONC. RIBBON CURB.....	7 L.F.
2' WIDE CONC. ROLLED CURB.....	43 L.F.
5' CURB TRANSITION FROM ROLLED CURB TO RIBBON CURB.....	1 EA.
ASPHALT PAVEMENT.....	436 S.Y.
CONCRETE VALLEY GUTTER.....	62 S.Y.

ALL QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. NO SHRINK OR SWELL IS ASSUMED. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE QUANTITIES AND BASE THEIR BIDS ON THEIR ESTIMATES.

EARTHWORK QUANTITIES

CUT:	56 C.Y.
FILL:	0 C.Y.
NET CUT:	56 C.Y.

ALL QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. NO SHRINK OR SWELL IS ASSUMED. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE QUANTITIES AND BASE THEIR BIDS ON THEIR ESTIMATES.

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASE FLOOD ELEVATION
040049	1765 OF 4425	L	N/A
MAP #	PANEL DATE	FIRM INDEX DATE	ZONE
04013C	10/16/2013	11/04/2015	X*

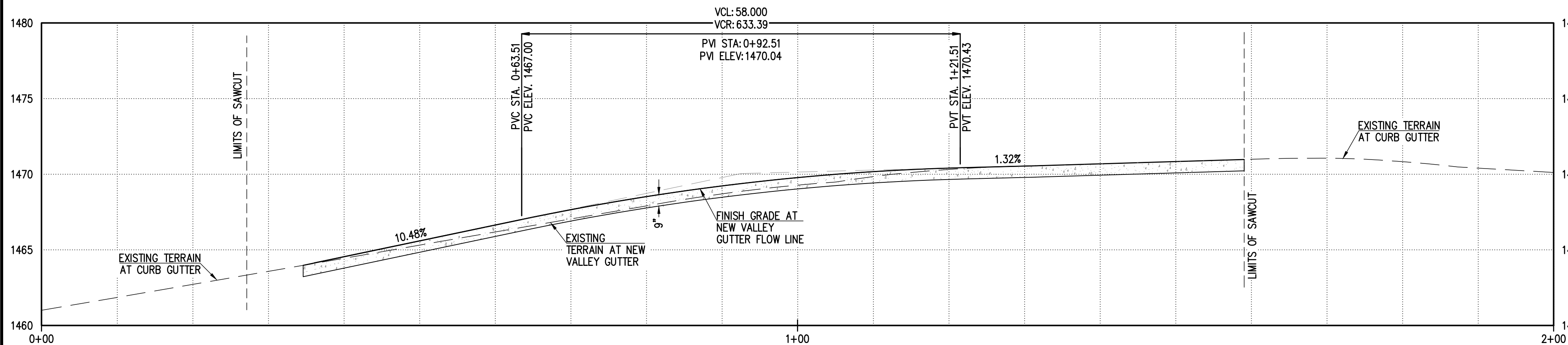
*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

FLOW LINE GEOMETRY TABLE

LINE #	LENGTH	DIRECTION
L1	34.60	S89°37'47"E
L2	7.94	S89°37'47"E
L3	41.05	S89°45'56"E

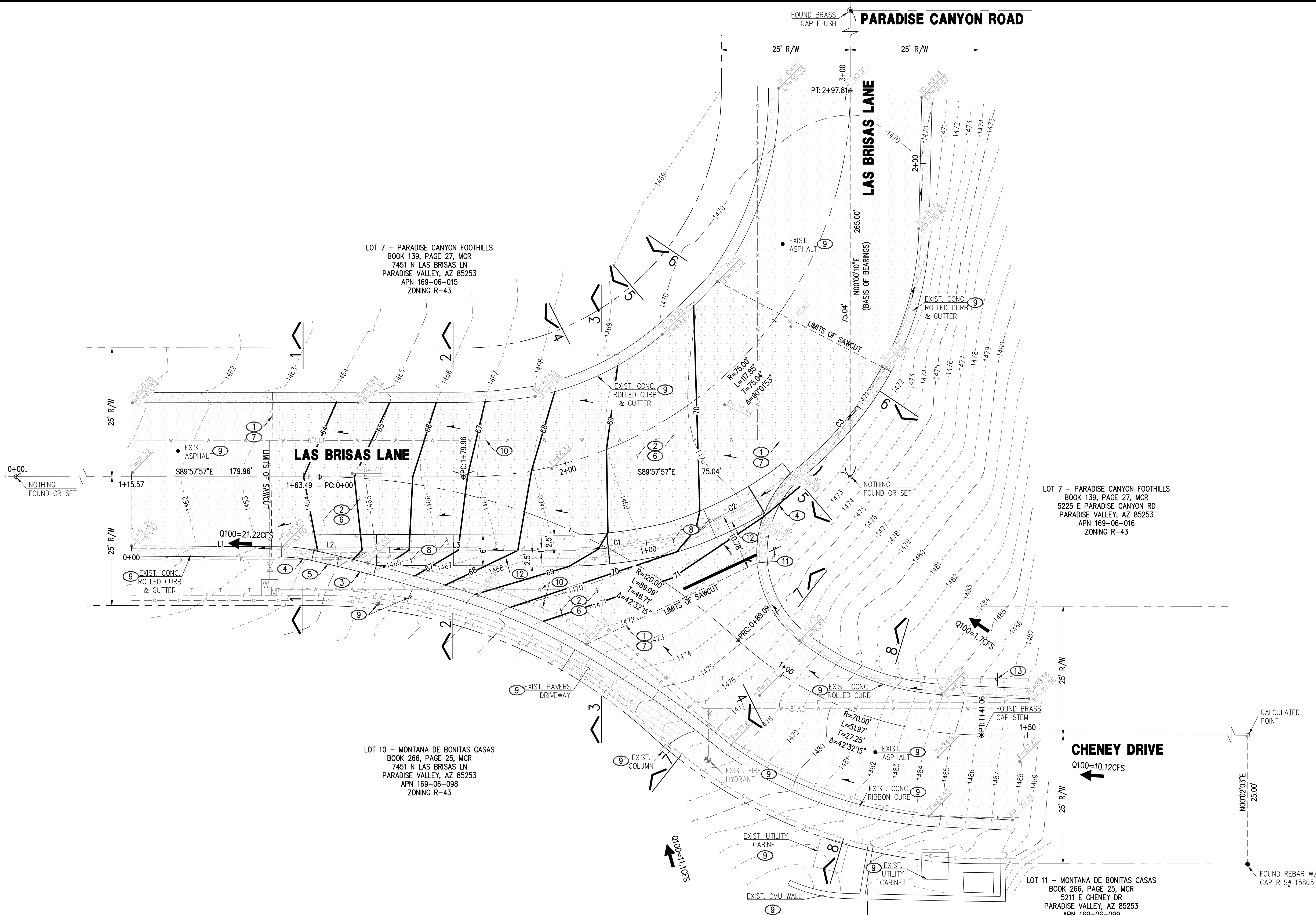
CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	86.25	21.44	14°14'32"	10.78	N83°06'48"E	21.38
C2	73.49	26.43	20°36'12"	13.36	N62°40'59"E	26.28
C3	67.56	27.64	23°26'27"	14.02	N40°39'39"E	27.45



CENTERLINE PROFILE GUTTER

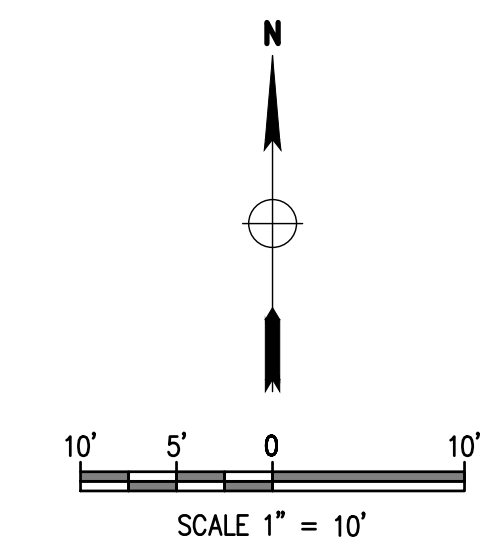
SCALE HOR. 1" = 10', VER. 1" = 5'



LOT 7 - PARADISE CANYON FOOTHILLS
BOOK 139, PAGE 27, MCR
5225 E PARADISE CANYON RD
PARADISE VALLEY, AZ 85253
APN 169-06-016
ZONING R-43

LOT 10 - MONTANA DE BONITAS CASAS
BOOK 266, PAGE 25, MCR
7451 N LAS BRISAS LN
PARADISE VALLEY, AZ 85253
APN 169-06-098
ZONING R-43

LOT 11 - MONTANA DE BONITAS CASAS
BOOK 266, PAGE 25, MCR
5211 E CHENEY DR
PARADISE VALLEY, AZ 85253
APN 169-06-099
ZONING R-43



REVISIONS:	DATE:	SCALE: 1"=10' OR AS NOTED	DESIGNED BY: NP	DRAWN BY: ZA	CHECKED BY: JJ

DRAINAGE PAVING PLAN & PROFILE

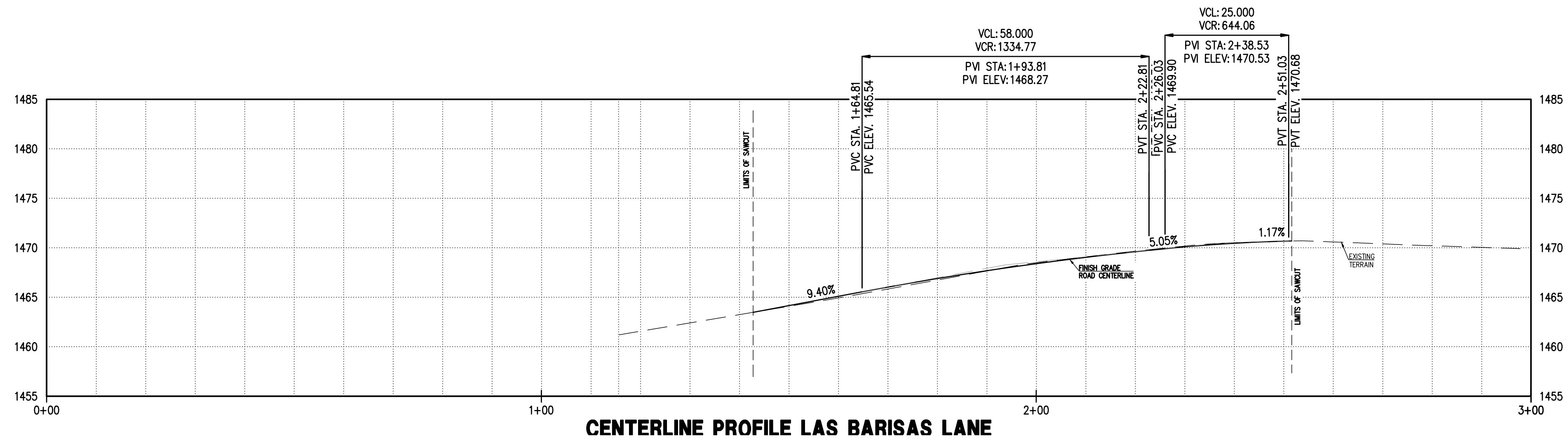
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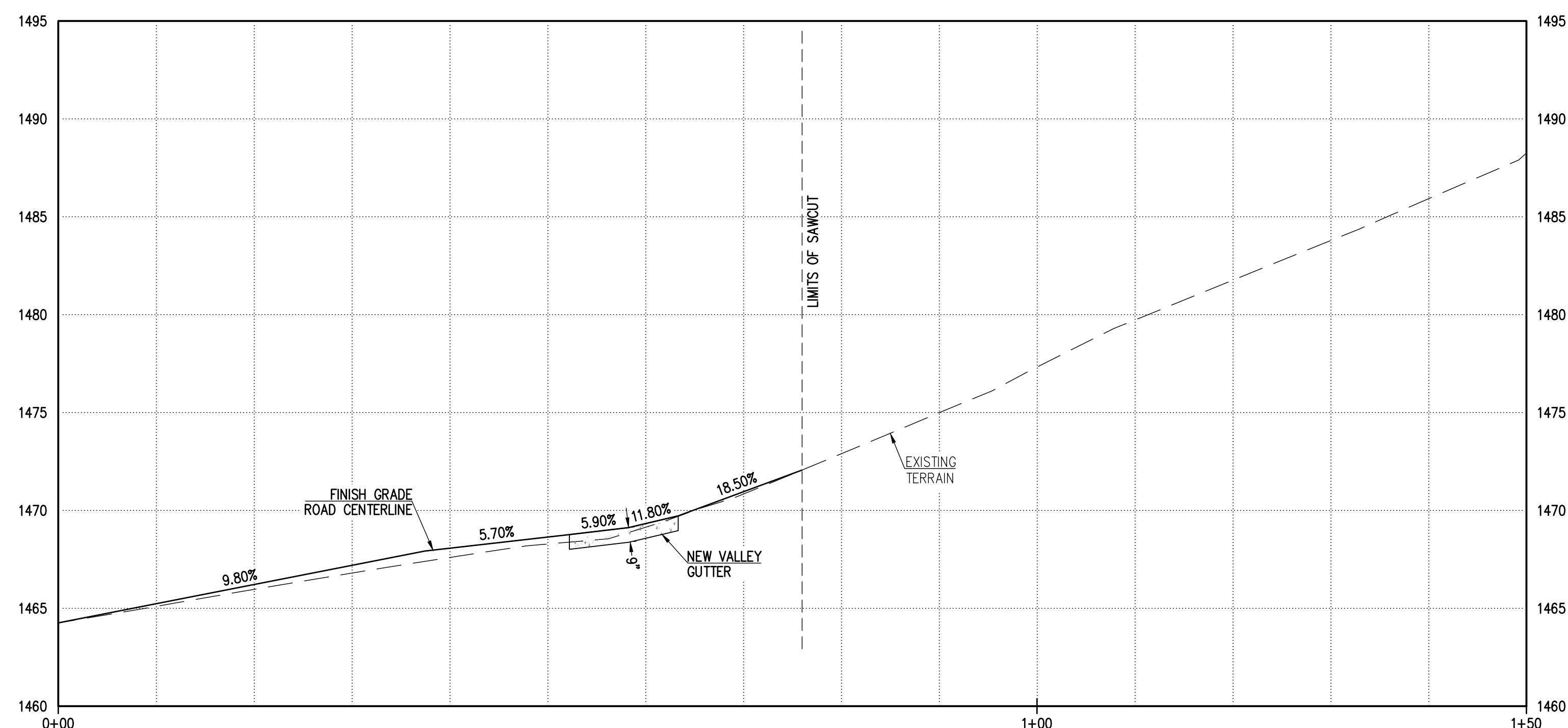
REGISTERED PROFESSIONAL ENGINEER
CIVIL ENGINE NO. 41005
NICKOLA J. PRODANOV
PHOENIX, AZ

PV-4
4 OF 9

1460
0+00



CENTERLINE PROFILE LAS BARISAS LANE



CENTERLINE PROFILE CHENEY DRIVE
SCALE HOR. 1" = 10', VER. 1" = 5'

REVISIONS:	DATE:	SCALE: HOR. 1"=10', VER. 1"=5'	DATE: 11/05/25
	DESIGNED BY: NP		JOB: 2308267
	DRAWN BY: ZA		VERSION: 1.1
	CHECKED BY: JJ		PLOT DATE: 11/05/25

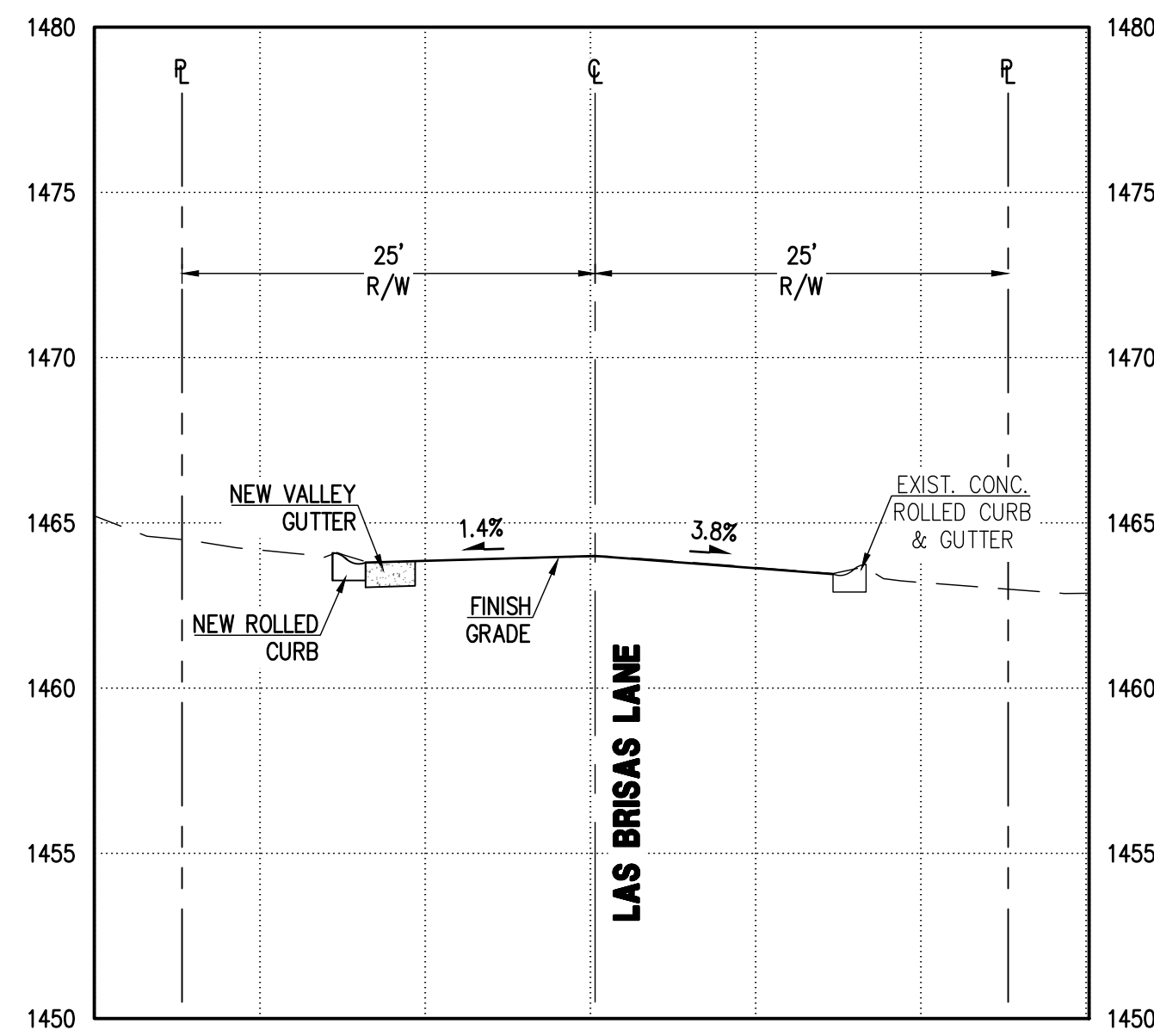
**PAVING PLAN
CENTERLINE
PROFILE**

**CHENEY DR AND LAS
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PARADISE VALLEY, AZ 85253**

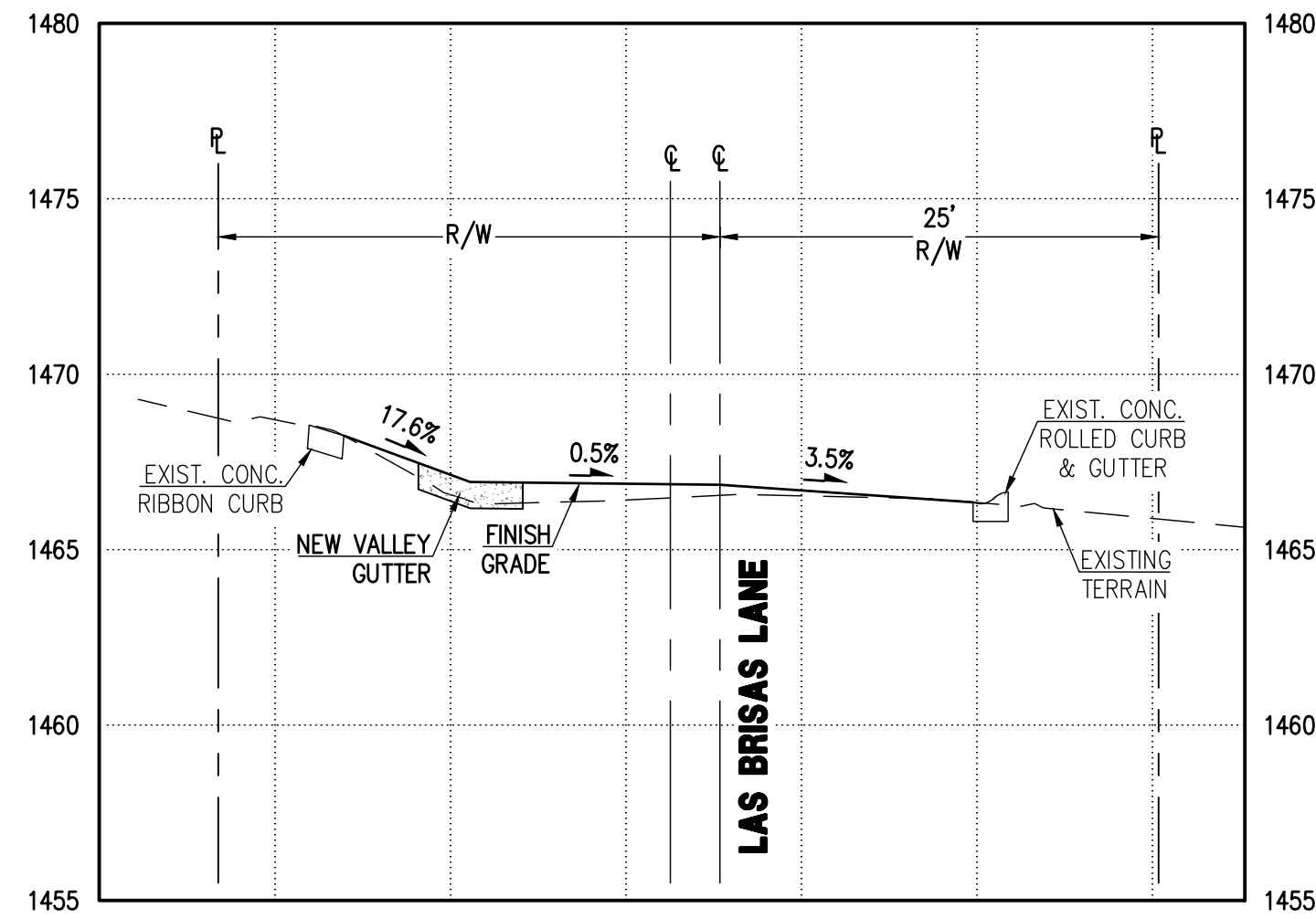
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PV-5
5 OF 9

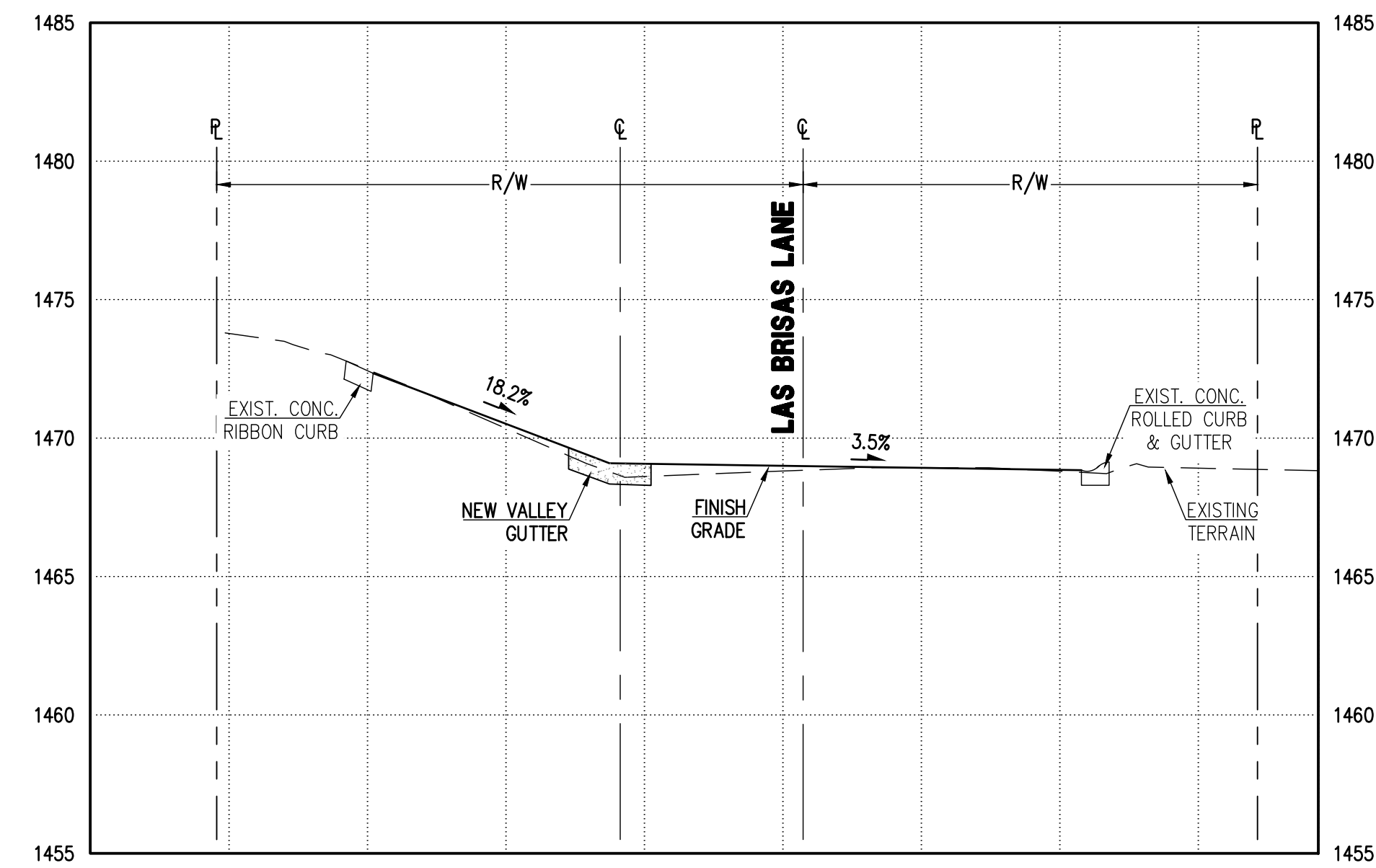
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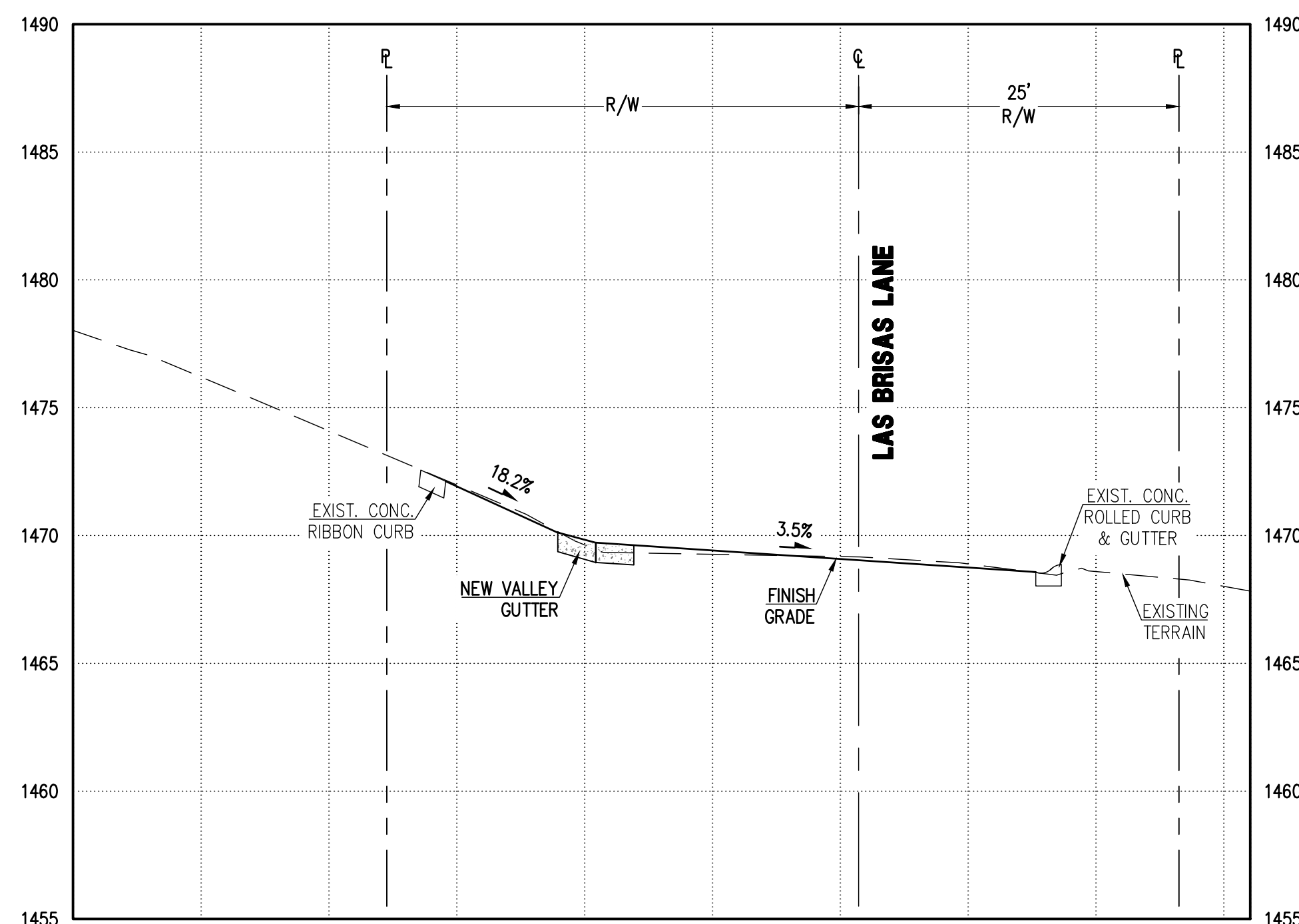
CROSS SECTION 1 - 1
SCALE HOR. 1" = 10', VER. 1" = 5'



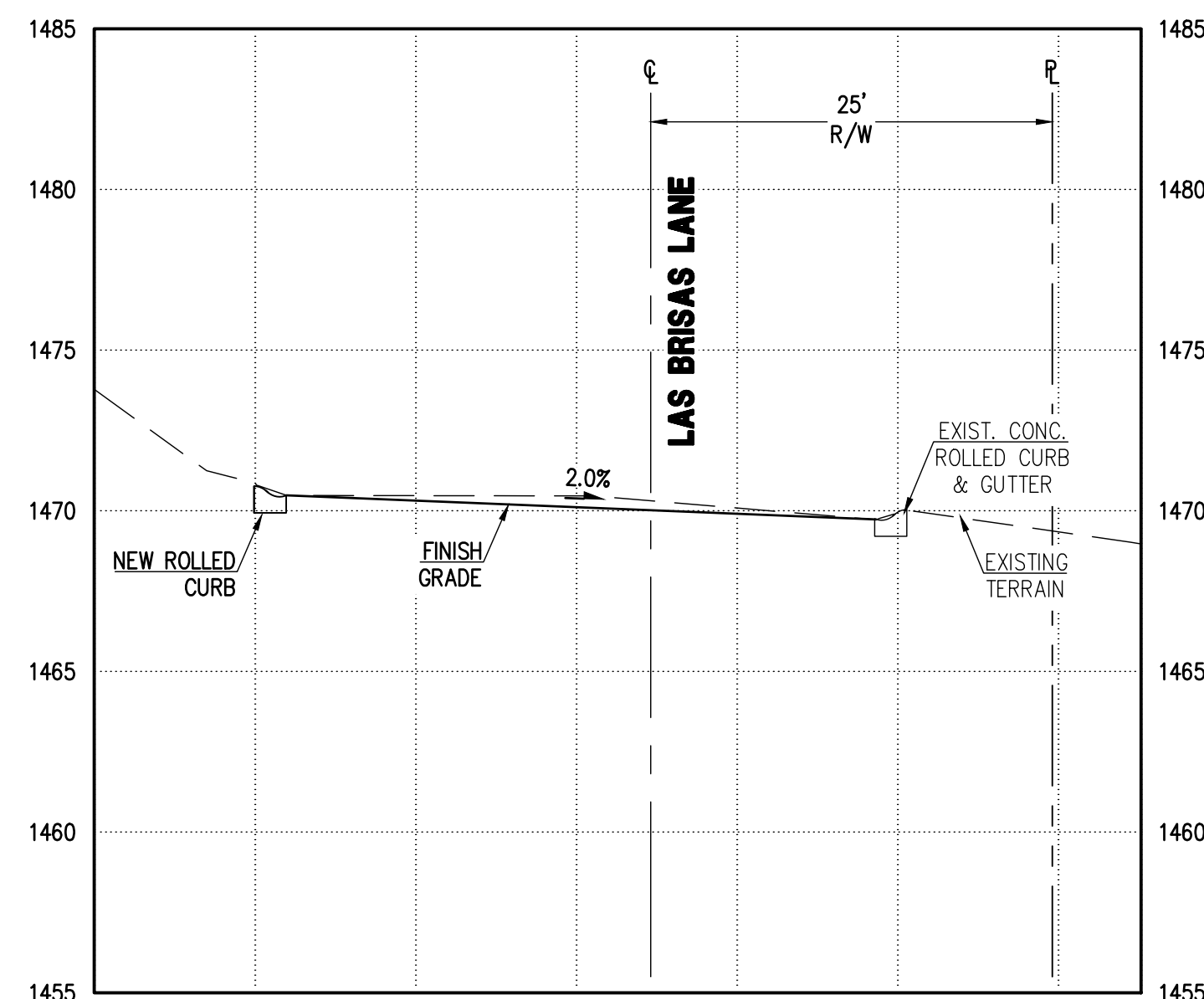
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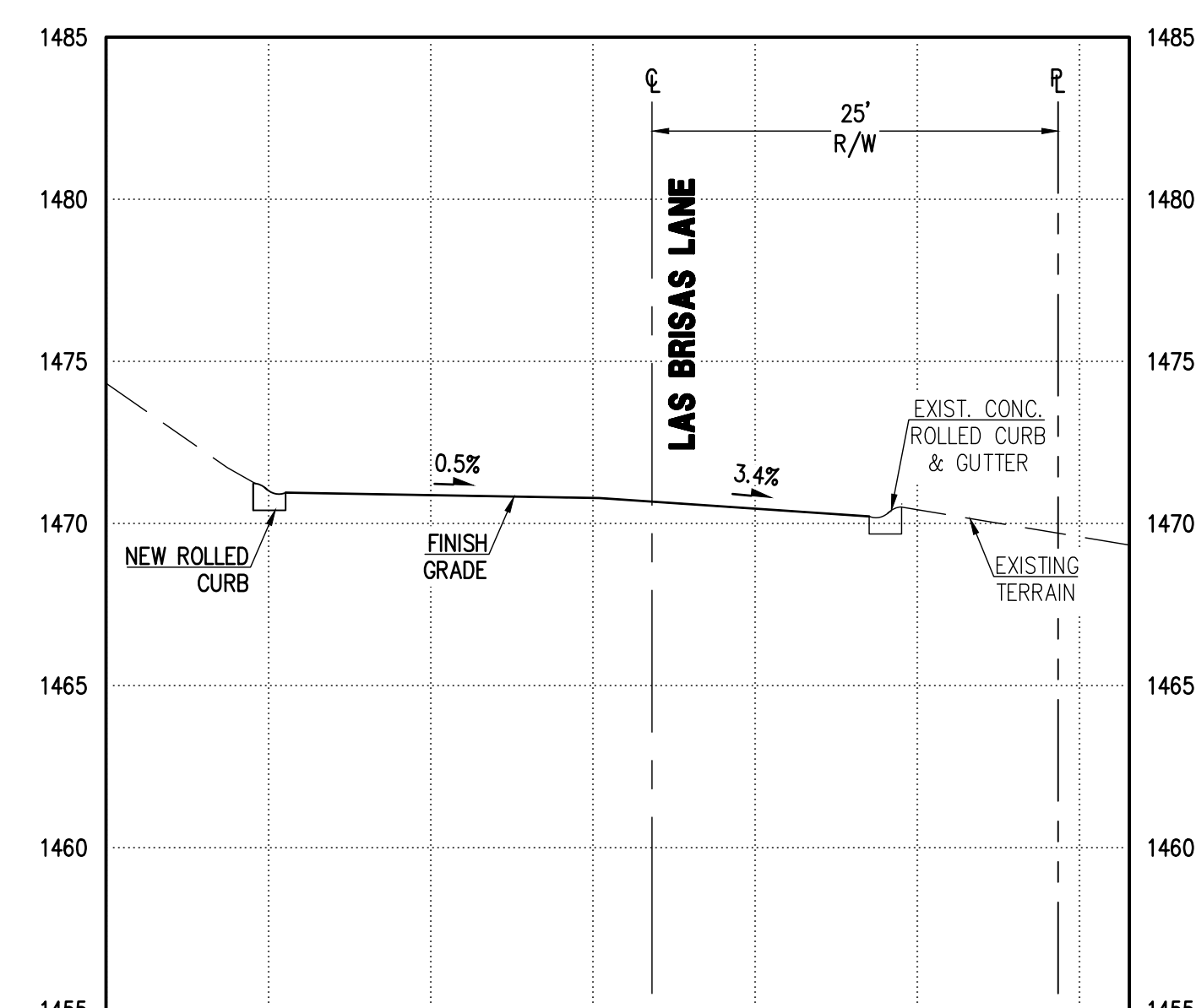
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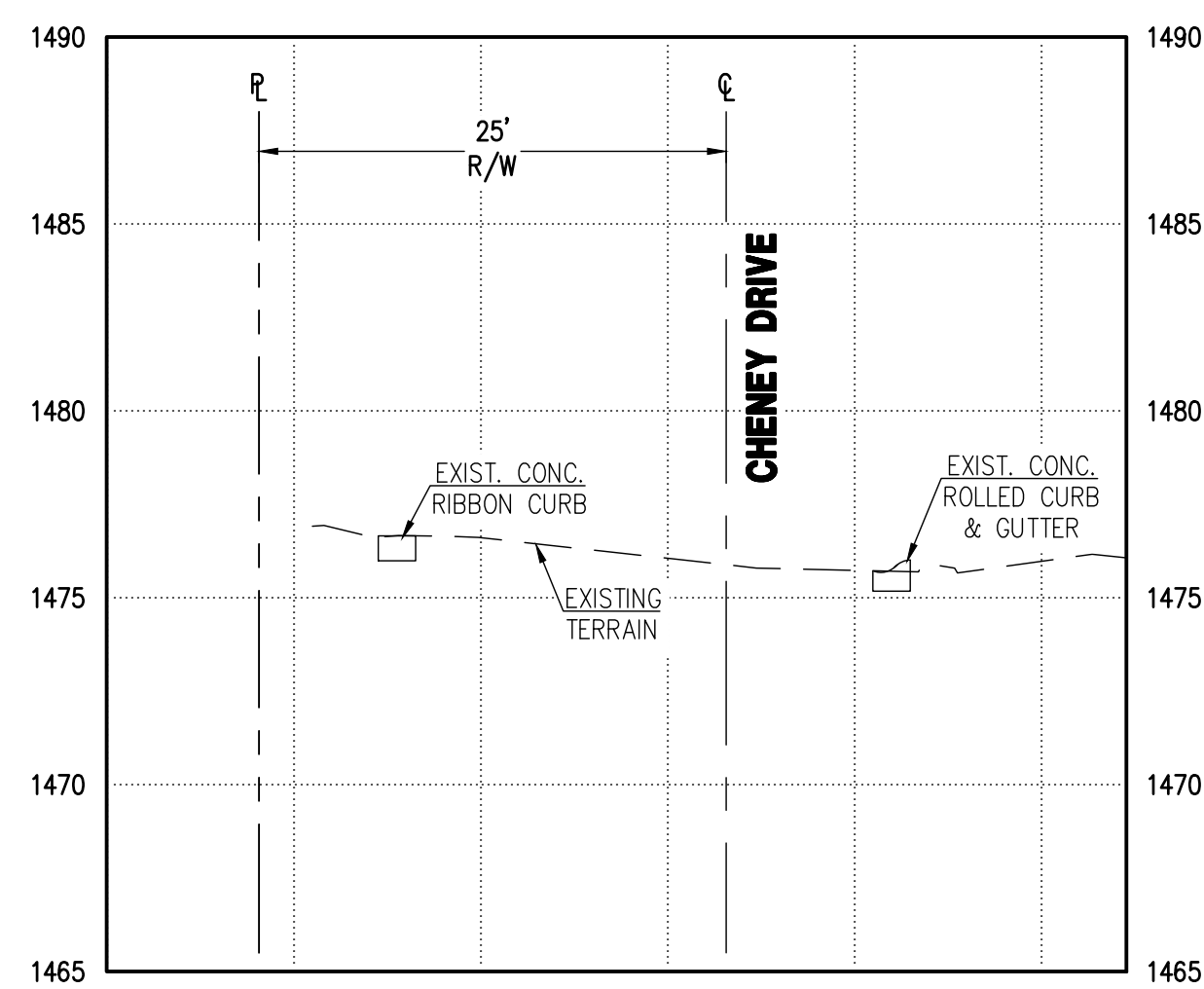
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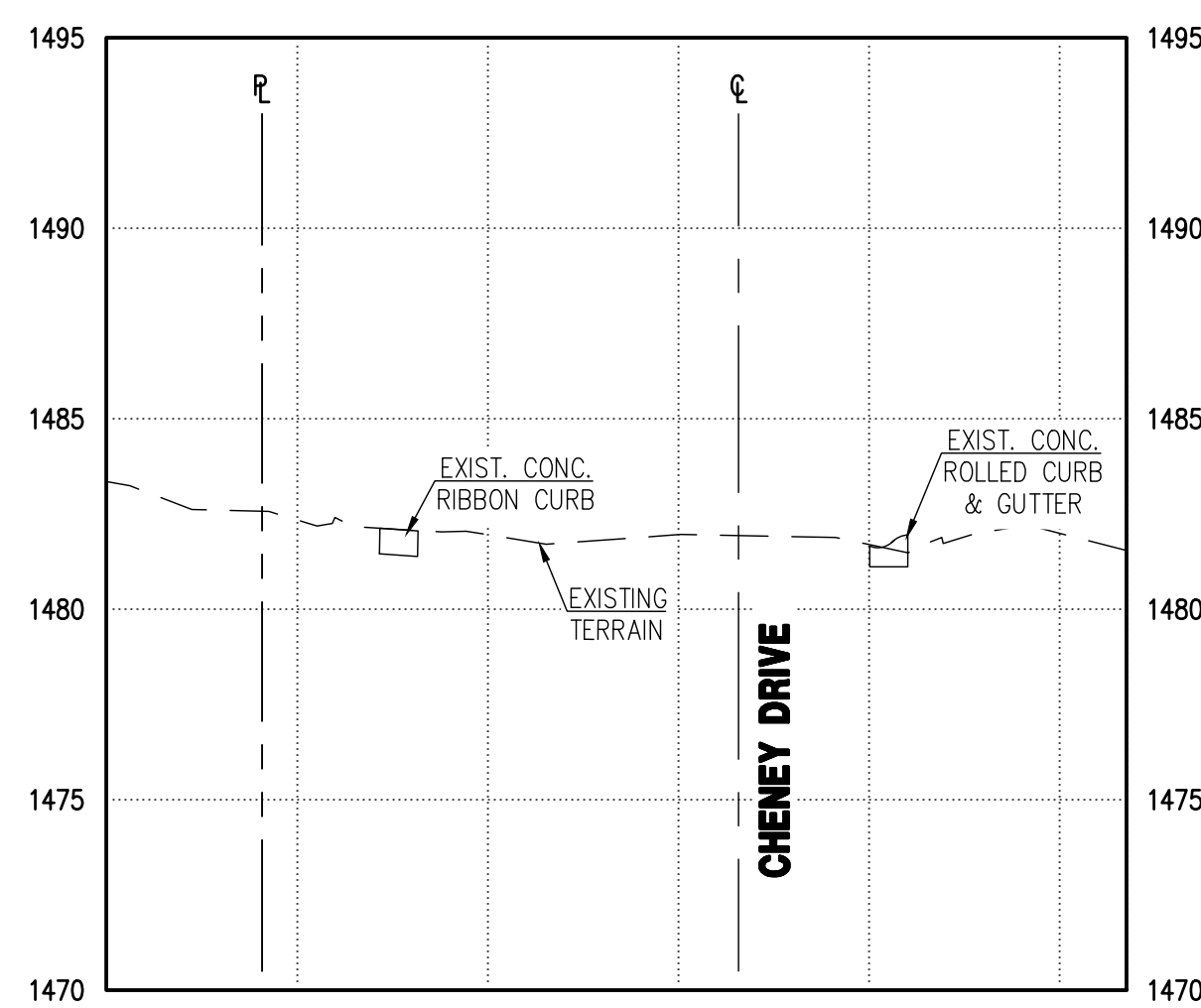
CROSS SECTION 5 - 5
SCALE HOR. 1" = 10', VER. 1" = 5'



CROSS SECTION 6 - 6
SCALE HOR. 1" = 10', VER. 1" = 5'



CROSS SECTION 7 - 7
SCALE HOR. 1" = 10', VER. 1" = 5'



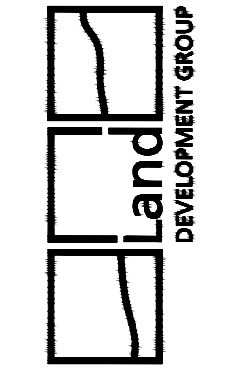
CROSS SECTION 8 - 8
SCALE HOR. 1" = 10', VER. 1" = 5'

REVISIONS:	DATE:	SCALE: HOR. 1" = 10', VER. 1" = 5'	DATE: 11/05/25
		DESIGNED BY: NP	JOB: 2308267
		DRAWN BY: ZA	VERSION: 1.1
		CHECKED BY: JJ	PLOT DATE: 11/05/25

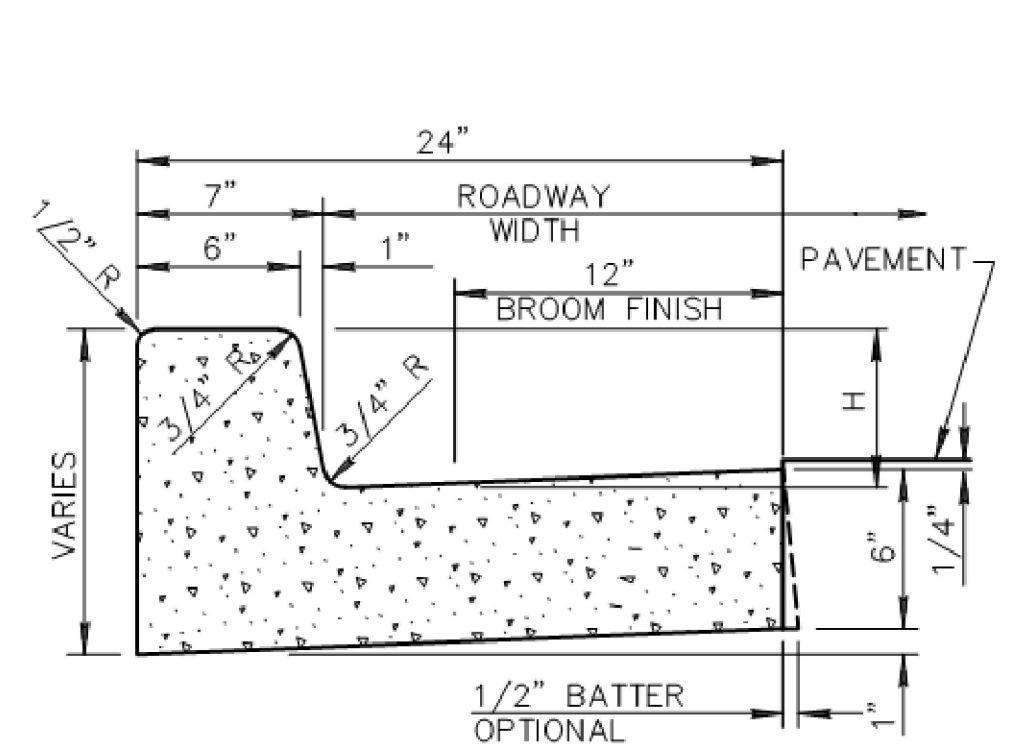
**PAVING PLAN
CROSS SECTIONS
DETAILS**

**CHENEY DR AND LAS
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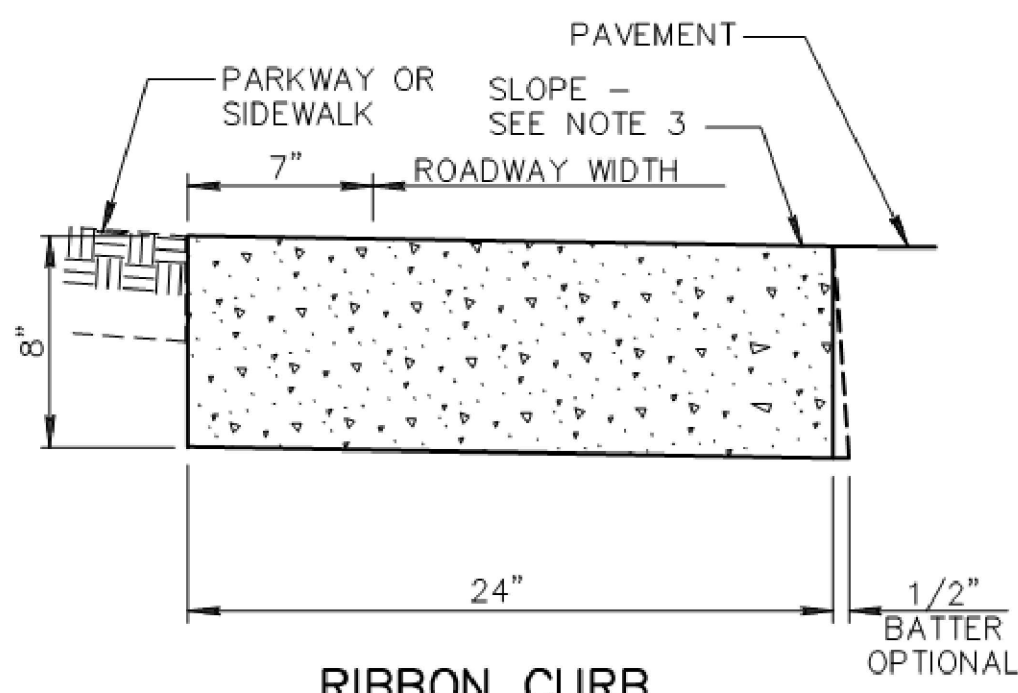
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VERTICAL CURB AND GUTTER (TYPE A)

NOTES: (TYPE A)

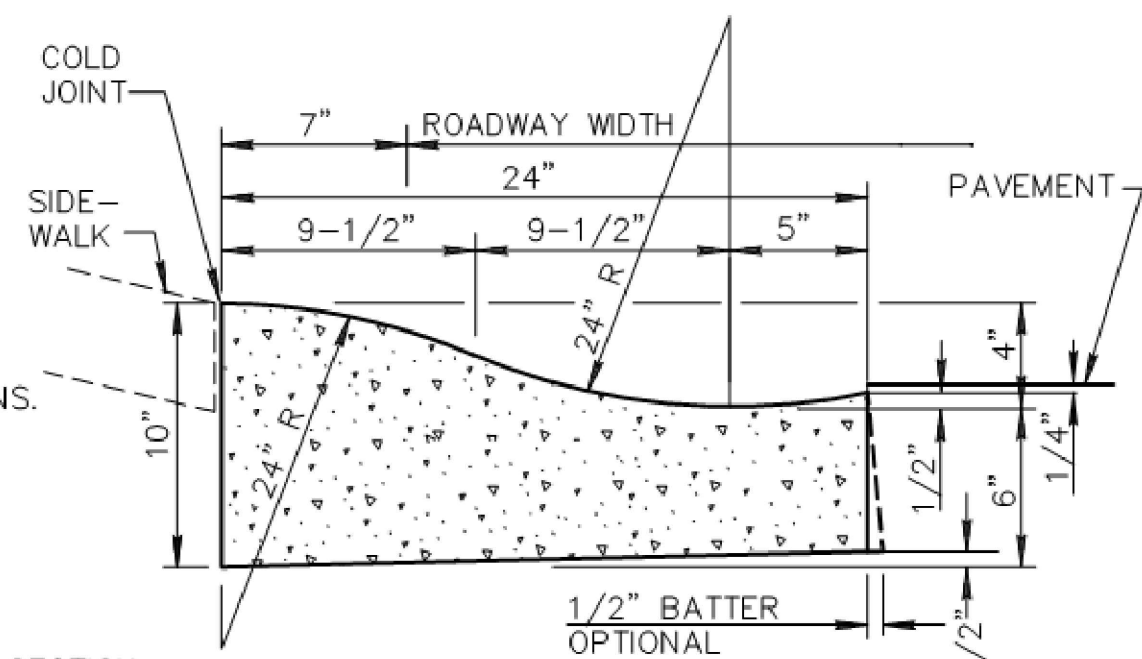
1. ALL EXPOSED SURFACES TO BE TROWEL FINISHED EXCEPT AS SHOWN. SEE SECT. 340.
2. H=6" OR AS SPECIFIED ON PLANS.
3. CONTRACTION JOINT SPACING 10' MAXIMUM.
4. EXPANSION JOINTS AS PER SECT. 340.
5. CLASS 'B' CONCRETE PER 725.
6. WHEN THE ADJACENT PAVEMENT SECTION SLOPES AWAY FROM THE GUTTER, THE SLOPE OF THE GUTTER PAN SHALL MATCH PAVEMENT CROSS SLOPE.



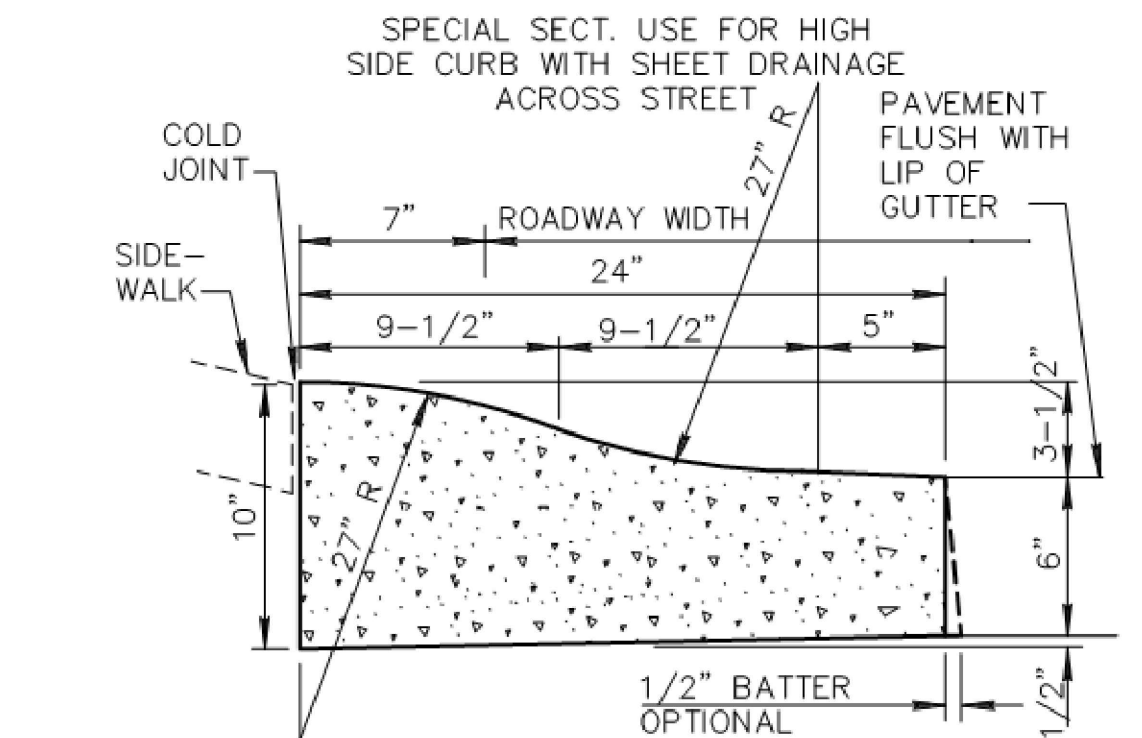
RIBBON CURB (TYPE B)

NOTES: (TYPE B)

1. CONSTRUCT CURB AND INSTALL 1/2" MASTIC EXPANSION JOINTS, A.S.T.M. D-1751. SECT. 340.
2. BROOM FINISH ALL SURFACES.
3. RIBBON CURB MAY SLOPE TOWARDS PAVEMENT OR PARKWAY AS INDICATED ON PLANS.
4. CONTRACTION JOINT SPACING 10' MAXIMUM.
5. CONCRETE SHALL BE CLASS 'B' PER SECT. 725 AND INSTALLED PER SECT. 505.



ROLL CURB AND GUTTER (TYPE C)



(TYPE D)

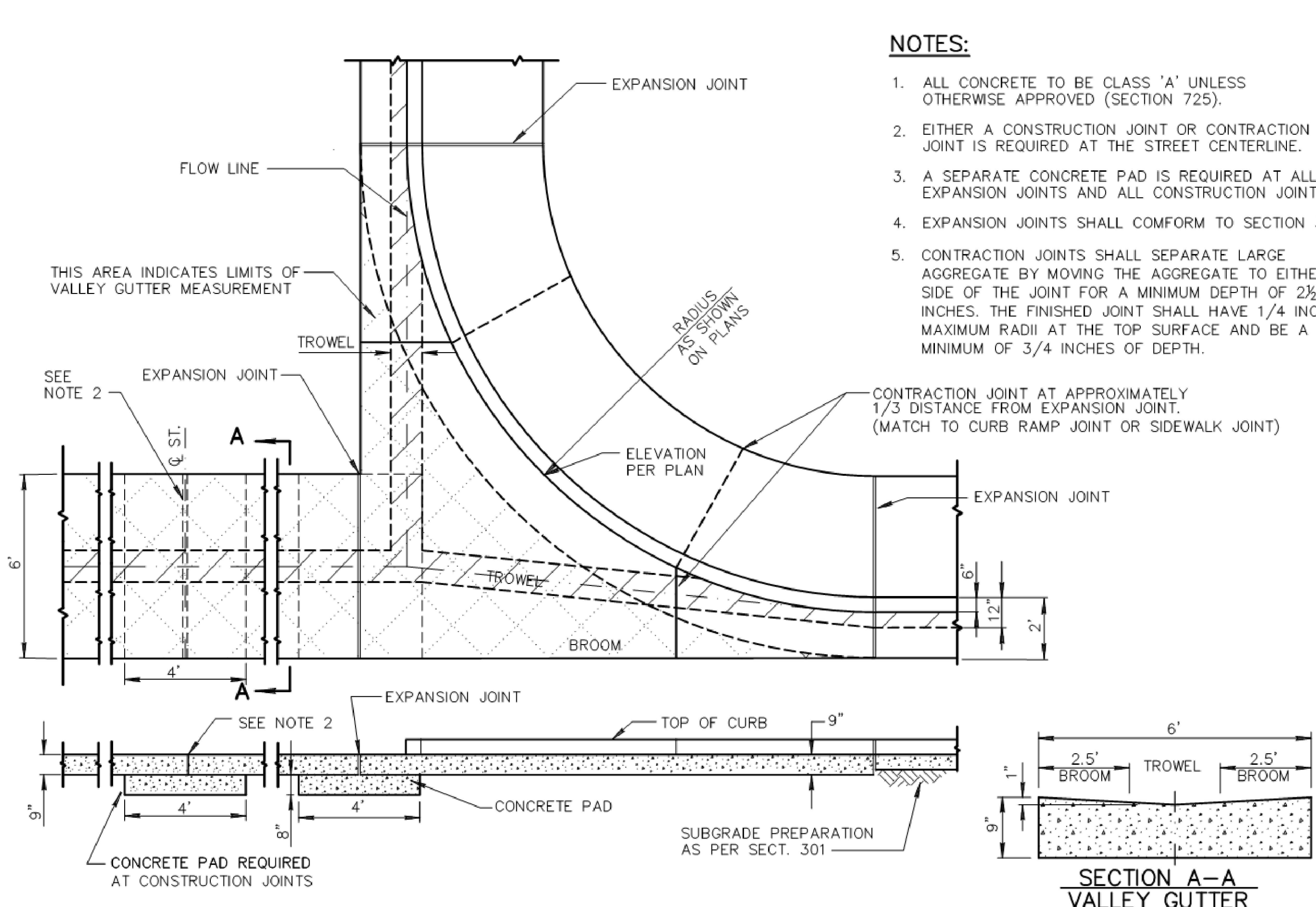
NOTES: (C & D)

1. ALL WORK AND MATERIALS SHALL CONFORM TO SECT. 340, 505 AND 725. BROOM FINISH TO EXPOSED SURFACE.
2. CONTRACTION JOINT SPACING 10' MAXIMUM.
3. EXPANSION JOINTS AS PER SECT. 340.
4. CLASS 'B' CONCRETE PER 725.

DETAIL NO. **220-1** MARICOPA ASSOCIATION of GOVERNMENTS STANDARD DETAIL ENGLISH

CURB AND GUTTER TYPES A, B, C AND D

REVISED 01-01-2021 DETAIL NO. **220-1**



NOTES:

1. ALL CONCRETE TO BE CLASS 'A' UNLESS OTHERWISE APPROVED (SECTION 725).
2. EITHER A CONSTRUCTION JOINT OR CONTRACTION JOINT IS REQUIRED AT THE STREET CENTERLINE.
3. A SEPARATE CONCRETE PAD IS REQUIRED AT ALL EXPANSION JOINTS AND ALL CONTRACTION JOINTS.
4. EXPANSION JOINTS SHALL COMFORM TO SECTION 340.
5. CONTRACTION JOINTS SHALL SEPARATE LARGE AGGREGATE BY MOVING THE AGGREGATE TO EITHER SIDE OF THE JOINT FOR A MINIMUM DEPTH OF 2 1/2 INCHES. THE FINISHED JOINT SHALL HAVE 1/4 INCH MAXIMUM RADIUS AT THE TOP SURFACE AND BE A MINIMUM OF 3/4 INCHES OF DEPTH.

DETAIL NO. **240** MARICOPA ASSOCIATION of GOVERNMENTS STANDARD DETAIL ENGLISH

VALLEY GUTTER

REVISED 01-01-2010 DETAIL NO. **240**

DATE: 11/05/25	JOB: 2308267	VERSION: 1.1	PLOT DATE: 11/05/25
SCALE: N.T.S.	DESIGNED BY: NP	DRAWN BY: ZA	CHECKED BY: JJ
REVISIONS:	DATE:		

PAVING PLAN DETAILS

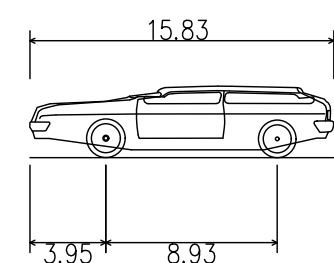
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REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO. 41005
NICKOLA J. PRODANOV
P.E. No. 11768
ARIZONA
PV-7
7 OF 9

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NOTE: DESIGN VEHICLE USED FOR THIS EXHIBIT IS LAMBORGHINI AVENTADOR WITH 0.42 FT GROUND CLEARANCE.

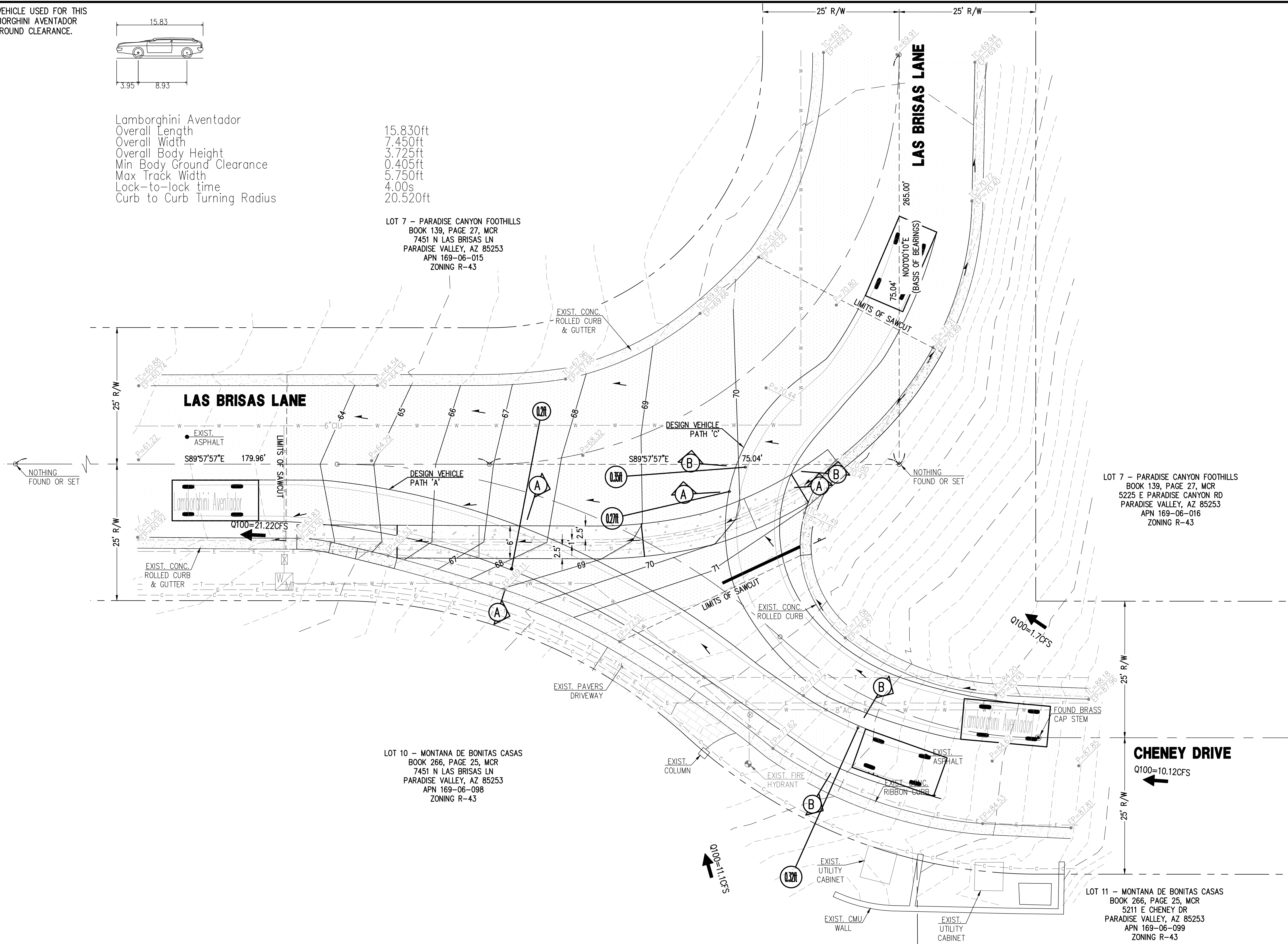


Lamborghini Aventador
 Overall Length 15.830ft
 Overall Width 7.450ft
 Overall Body Height 3.725ft
 Min Body Ground Clearance 0.405ft
 Max Track Width 5.750ft
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 20.520ft

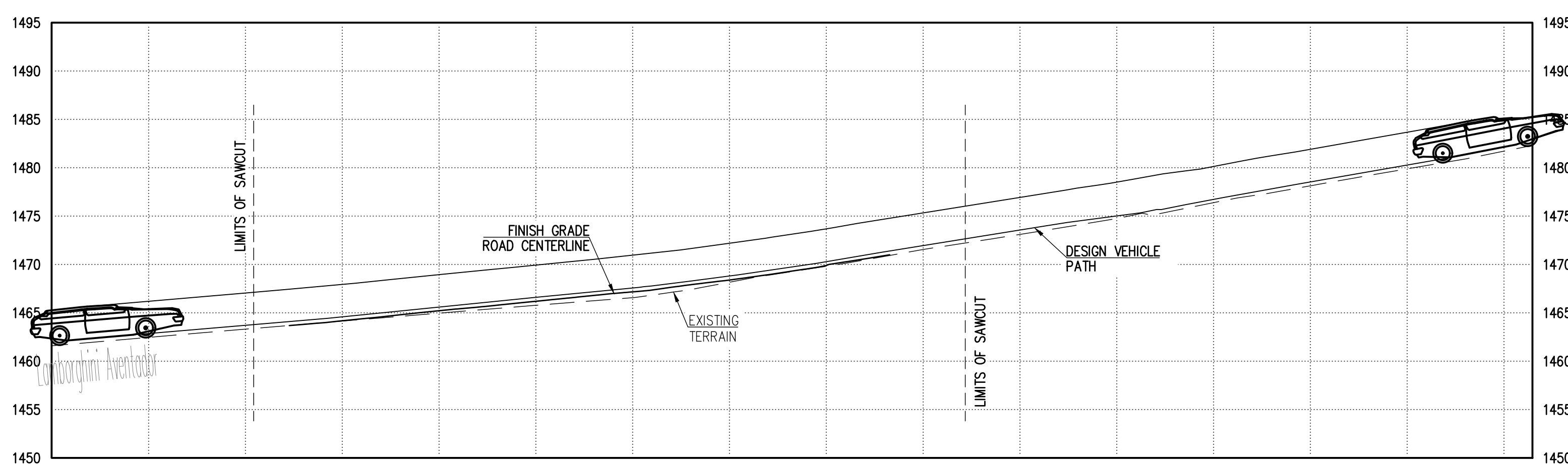
LOT 7 - PARADISE CANYON FOOTHILLS
 BOOK 139, PAGE 27, MCR
 7451 N LAS BRISAS LN
 PARADISE VALLEY, AZ 85253
 APN 169-06-015
 ZONING R-43

LOT 10 - MONTANA DE BONITAS CASAS
 BOOK 266, PAGE 25, MCR
 7451 N LAS BRISAS LN
 PARADISE VALLEY, AZ 85253
 APN 169-06-098
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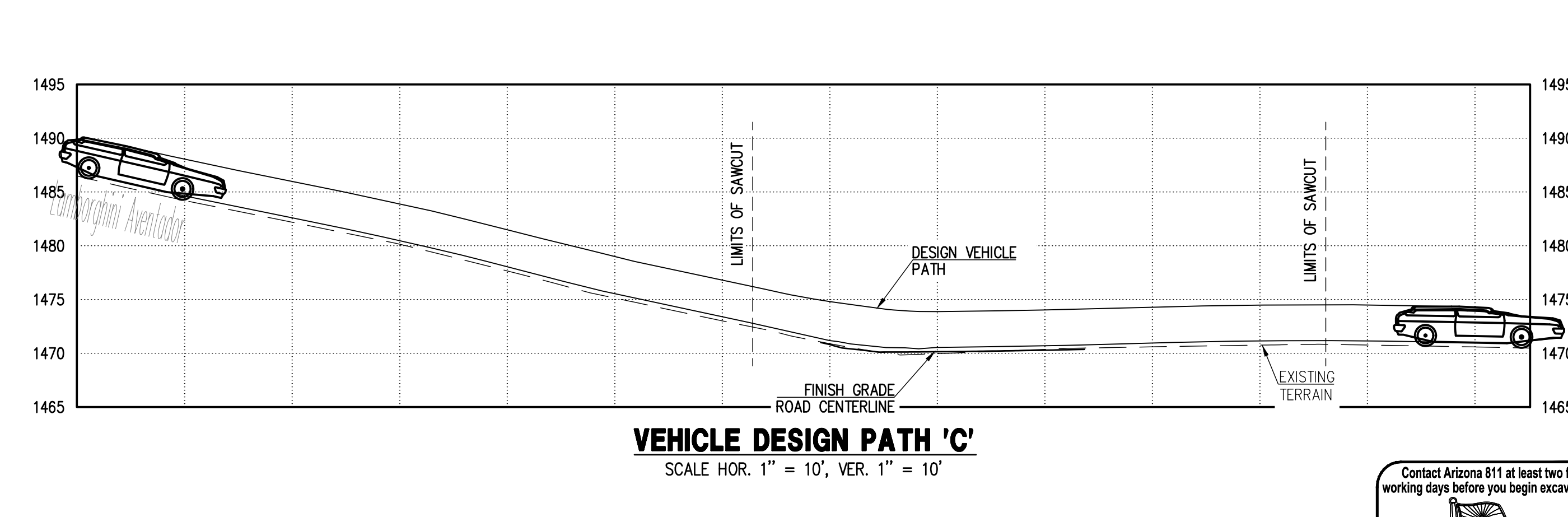
LOT 11 - MONTANA DE BONITAS CASAS
 BOOK 266, PAGE 25, MCR
 5211 E CHENEY DR
 PARADISE VALLEY, AZ 85253
 APN 169-06-099
 ZONING R-43



- LEGEND**
- BRASS CAP FLUSH
 - FOUND REBAR OR AS NOTED
 - CALCULATED POINT
 - PROPERTY LINE
 - - - EASEMENT LINE
 - - - MONUMENT LINE
 - W M WATER METER
 - W B WATER BOX
 - W V WATER VALVE
 - W H WATER HYDRANT
 - W F WATER FIRE
 - W C COMMUNICATIONS LINE
 - W S SEWER LINE
 - W T CATV, PHONE
 - W G GAS LINE
 - W W WATER LINE
 - W E ELECTRIC LINE
 - - - 1488 EXISTING CONTOUR
 - XX XX PROPOSED SPOT ELEVATION
 - XX XX PROPOSED CONTOUR
 - DRAINAGE FLOW ARROW
 - ASPHALT CONCRETE PAVEMENT
 - CONCRETE PAVEMENT
 - B CRITICAL SECTION (LOWEST GROUND TO VEHICLE DISTANCE)
 - 0.2h GROUND CLEARANCE AT CRITICAL POINT



VEHICLE DESIGN PATH 'A'
 SCALE HOR. 1" = 10', VER. 1" = 10'



VEHICLE DESIGN PATH 'C'
 SCALE HOR. 1" = 10', VER. 1" = 10'

REVISIONS:	DATE:	SCALE: 1"=10' OR AS NOTED	DESIGNED BY: NP	DATE: 11/05/25
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			CHECKED BY: JI	VERSION: 1.1
				PLOT DATE: 11/05/25

**PAVING PLAN
 VERTICAL
 CLEARANCE EXHIBIT**

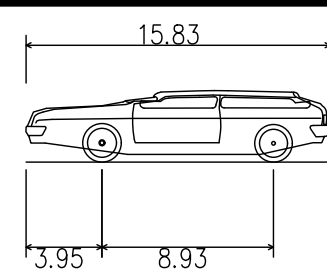
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NOTE: DESIGN VEHICLE USED FOR THIS EXHIBIT IS LAMBORGHINI AVENTADOR WITH 0.42 FT GROUND CLEARANCE.



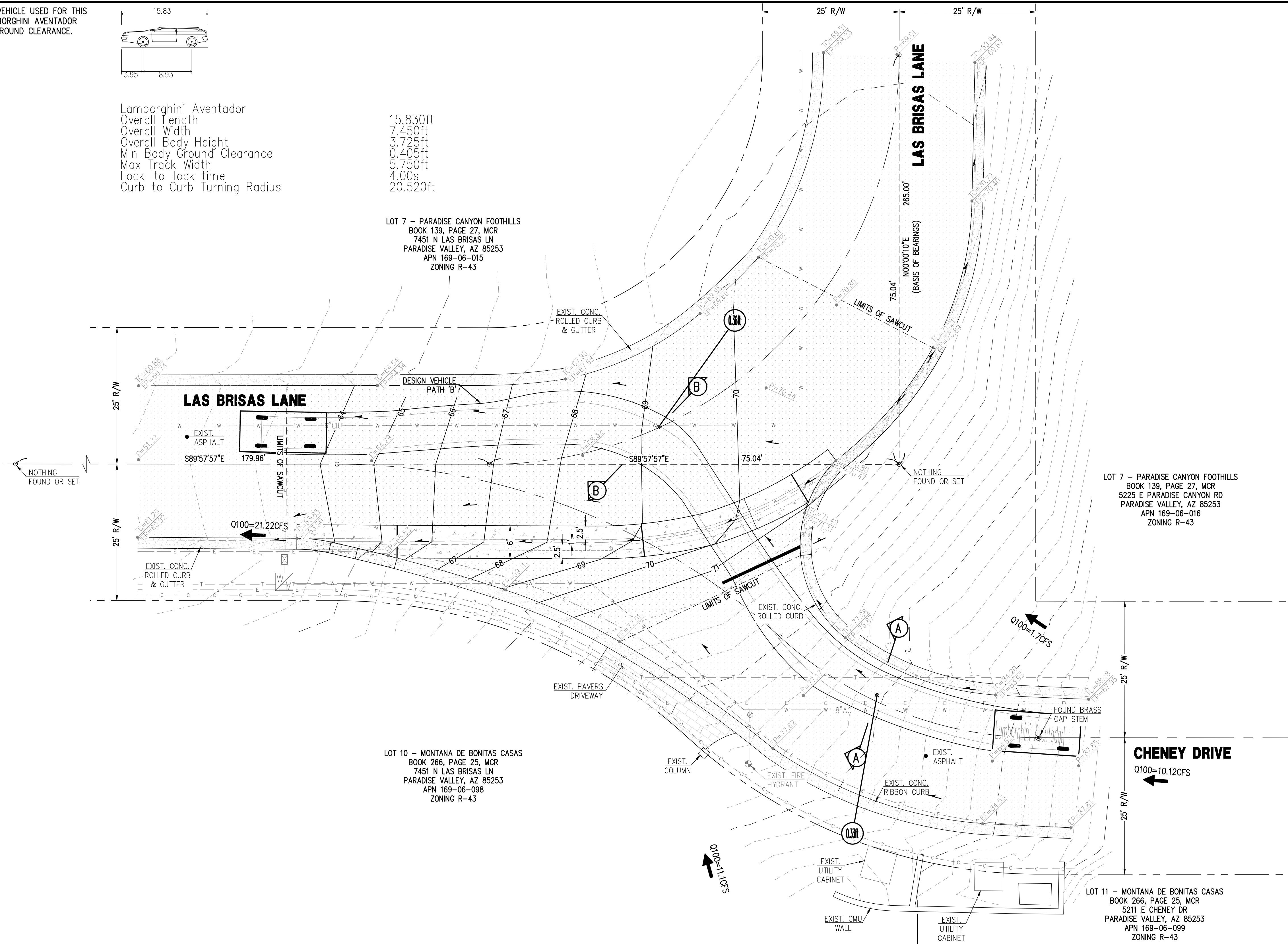
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 7451 N LAS BRISAS LN
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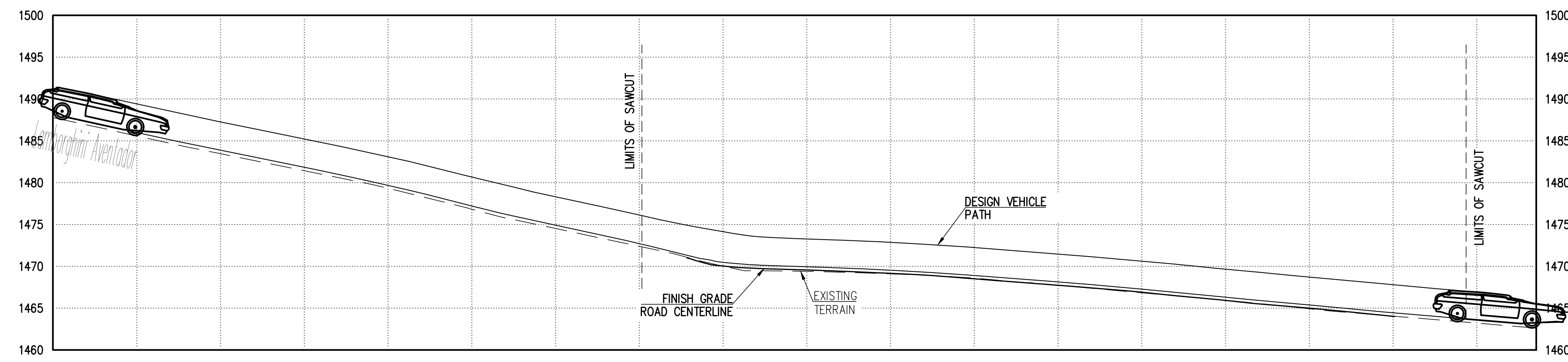
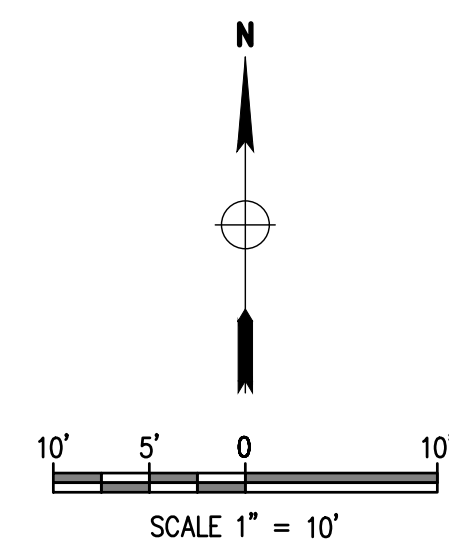
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 - XX-XX PROPOSED SPOT ELEVATION
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 - 0.2ft GROUND CLEARANCE AT CRITICAL POINT



VEHICLE DESIGN PATH 'B'
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				PLOT DATE: 11/05/25

**PAVING PLAN
 VERTICAL
 CLEARANCE EXHIBIT**

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 PARADISE VALLEY, AZ 85253**

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REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 41005
 NICKOLA J. PROGANOV
 No. Speed 11/05
 ARIZONA U.S.A.

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